

**MEETING OF THE
MAYOR AND BOARD OF ALDERMAN OF THE
CITY OF RIDGELAND, MISSISSIPPI
January 17, 2017
6:00 PM**

INVOCATION

PLEDGE OF ALLEGIANCE

CONSIDERATION OF MINUTES FROM PRIOR BOARD MEETING

January 3, 2017

ADJOURNMENT

1. AGENDA ITEMS

- a) Approve Petition and Application for Conditional Use Permit for Elks Development, LLC - Hardee's Fast Food Restaurant at the old Ralph and Kacoo's Site
- b) Approve Petition and Application for Condition Use Permit for Ridgeland Hospitality, LLC - Tru by Hilton and Dual Brand Hotel (Holiday Inn and Holiday Inn Express)
- c) Approve Petition and Application for Conditional Use Permit for The Rusty Chandelier Ridgeland
- d) 700 Towery Court- Cleaning of Private Property (Continued)

2. CONSENT ITEMS

- a) Approve Architectural Review for 204 W. Jackson Street - Patrick Rowland Building
- b) Approve Special Event Permit for Rotary Club of Madison County
- c) Approve Budget Amendment to Transfer \$2,564.26 from 001-000-354 (Insurance Proceeds) to 001-100-632 (Vehicle Expense)
- d) Approve Budget Amendment to Transfer \$1,000.00 from 001-000-333 (Investigative Fees) to 001-100-604 (Professional Fees)
- e) Approve Budget Amendment to Transfer \$5,724.83 from 001-000-394 (Sale of Equipment) to 001-100-740 (Capital Vehicles)
- f) Approve Budget Amendment to Transfer \$7,200.00 from 001-000-271 (Police Training Reimbursement) to 001-100-681 (Training)

- g) Approve Budget Amendment in the City Center Project Fund to increase other expenses 390-601-760 by \$3,600.00 and authorize the Mayor to proceed with obtaining appraisals for Lot 3 and Lot 4 of City Center from Old Town Realty & Appraisal Service, Inc. in the amount on \$3,600.00 and decrease City Center Capital Fund Balance by \$3,600.00
- h) Approve Lake Harbour Drive Extension Preliminary Engineering Services Contract Supplemental Agreement #3
- i) Approve Samuels Lane Well Contractor Pay Estimate #8
- j) Approve Contract Amendment with Thinkwebstore to migrate the RampUpRidgeland.com website from Broderick Advertising to Thinkwebstore for hosting and Budget Transfer Decreasing Account 001-080-604 \$725.00 and Increasing Account 001-180-604
- k) Approve Engagement Letter with Butler Snow for the 2017 Continuing Disclosure Information Statement
- l) Receive Settlement Check from Stern-Williams, Co., Inc. and Summit Supply Corp. of Colorado and Approve Budget Amendment Increasing Accounts 001-000-354 and 001-201-720 \$27,500.00
- m) Receive December 2016 Privilege License Report

3. PAYMENT OF CLAIMS

- a) Claims 135738 thru 136049 and January 6, 2017 Payroll (\$1,273,998.40)

4. EXECUTIVE SESSION

INFORMATION FOR MAYOR AND BOARD

December 2016 Financial Statement

January 2017 Sales Tax Report

MEETING OF THE
MAYOR AND BOARD OF ALDERMAN OF THE
CITY OF RIDGELAND, MISSISSIPPI
January 3, 2017
6:00 PM

The Mayor opened the January 3, 2017 meeting of the Mayor and Board of Aldermen to order. Present were Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Alderman Scott Jones, Alderman D.I. Smith, Alderman Kevin Holder, Alderman Brian Ramsey. The meeting was opened with an invocation by Alderman Scott Jones followed by the pledge of allegiance.

The Mayor and Board of Aldermen were provided a copy of the City Attorney’s statement for services rendered through December 26, 2016.

Next came the recognition of Officer Kyle Millican for being selected Officer of the Month for November 2016. Mayor McGee informed the Board of Aldermen that on Wednesday, November 2, 2016, Officer Kyle Millican was patrolling the area of Bay Meadows Apartments when he observed the window of a vehicle broken out and an individual running from the immediate area of where the vehicle was parked. Without hesitation, Officer Millican quickly radioed a clear description of the suspect and direction of travel to assisting units. Officers were able to establish a temporary checkpoint on the only exit for the area and a possible suspect matching Officer Millican's description was identified. The suspect had in his possession a cell phone belonging to the owner of the burglarized vehicle. The stolen property was retrieved and returned to the owner. The suspect was taken into custody and subsequently arrested for Auto Burglary, Possession of Burglary Tools, and Possession of Controlled Substance. Officer Millican's quick response and ability to communicate vital information during a high intense situation led to the apprehension of this auto burglar. The Mayor thanked Officer Kyle Millican for his hard work and dedication to the City of Ridgeland and encouraged him to keep up the hard work. Officer Millican then thanked the Mayor and Board of Aldermen for the opportunity to serve and their support

Next came the matter of accepting the Minutes of the December 19, 2016 Work Session and the December 20, 2016 Board of Aldermen meeting. The Minutes were accepted with no corrections noted.

Next came the request to advertise for bids for Highland Colony Parkway and Roadside Maintenance Landscape Contracts, Old Agency Road and Highland Colony Parkway Intersection (Round-A-Bout) and I-55 Right-of-Way Landscape Maintenance, and for Northpark and Lake Harbour Drive Intersection Landscape Maintenance. Alderman Chuck Gautier moved to approve. The Motion was seconded by Alderman D. I. Smith. After discussion, Alderman Wes Hamlin made a substitute motion to approve Public Works Director Mike McCollum to negotiate the renewal of the current contracts for a two year period. The Motion was seconded by Alderman Scott Jones and a vote was taken thereon as follows:

- Vote: Aye(s): Alderman Wesley Hamlin, Alderman Ken Heard, Alderman Kevin Holder, Alderman Scott Jones, Alderman Brian Ramsey
Nay(s): Alderman Chuck Gautier, Alderman D.I. Smith
Abstention(s):

The Mayor then declared the Motion carried.

Next came the consideration of a budget amendment decreasing Colony Park Blvd Fund

Balance (362-000-192) \$2,703.00 and increasing Colony Park Blvd Legal (362-601-601) \$2,703.00. Alderman Chuck Gautier moved to approve. The Motion was seconded by Alderman Wesley Hamlin and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Alderman Kevin Holder, Alderman Scott Jones, Alderman Brian Ramsey, Alderman D.I. Smith
Nay(s):
Abstention(s):

The Mayor then declared the Motion carried.

Next came the consideration of a budget amendment decreasing Public Utilities Fund Balance (400-000-192) \$195.00, increasing Public Utilities Transfer Out (400-650-920) \$195.00, increasing Samuel's Lane Transfer In (474-000-380) \$195.00, and increasing Samuel's Lane Legal (474-650-601) \$195.00. Alderman Chuck Gautier moved to approve. The Motion was seconded by Alderman D.I. Smith and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Alderman Kevin Holder, Alderman Scott Jones, Alderman Brian Ramsey, Alderman D.I. Smith
Nay(s):
Abstention(s):

The Mayor then declared the Motion carried.

Next came the consideration of a Special Event Permit Application for SouthGroup Insurance Agency. Alderman Ken Heard moved to approve. The Motion was seconded by Alderman Chuck Gautier and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Alderman Kevin Holder, Alderman Scott Jones, Alderman Brian Ramsey, Alderman D.I. Smith
Nay(s):
Abstention(s):

The Mayor then declared the Motion carried. A copy of the Special Event Permit is attached hereto as Exhibit "A".

Next came the request of a budget amendment to transfer \$500.00 from 001-000-333 (Investigative Fees) to 001-100-604 (Professional Fees). Alderman Brian Ramsey moved to approve. The Motion was seconded by Alderman D.I. Smith and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Alderman Kevin Holder, Alderman Scott Jones, Alderman Brian Ramsey, Alderman D.I. Smith
Nay(s):
Abstention(s):

The Mayor then declared the Motion carried.

Next came the request to designate Community Bank of Mississippi, Citizens National Bank, BankPlus, Trustmark National Bank, State Bank & Trust Company, and Metropolitan Bank as City depositories for calendar years 2017 and 2018. Alderman D.I. Smith moved to approve. The Motion was seconded by Alderman Chuck Gautier and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Alderman Kevin Holder, Alderman Scott Jones, Alderman Brian Ramsey, Alderman D.I. Smith

Nay(s):

Abstention(s):

The Mayor then declared the Motion carried.

Next came the consideration of the MS Municipal Government Proclamation. Alderman Scott Jones moved to approve. The Motion was seconded by Alderman Brian Ramsey and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Alderman Kevin Holder, Alderman Scott Jones, Alderman Brian Ramsey, Alderman D.I. Smith

Nay(s):

Abstention(s):

The Mayor then declared the Motion carried. A copy of the Proclamation is attached hereto as Exhibit "B".

Next came the request for authorization to advertise for Request for Proposals for the Ridgeland Tennis Center. Alderman Chuck Gautier moved to approve. The Motion was seconded by Alderman Brian Ramsey and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Alderman Kevin Holder, Alderman Scott Jones, Alderman Brian Ramsey, Alderman D.I. Smith

Nay(s):

Abstention(s):

The Mayor then declared the Motion carried.

Next came the consideration of payment of claims 135523 -135737 excluding Costco related fees in Claim 135697 (\$405.00) and December 23, 2016 Payroll (\$1,580,969.68). Alderman Scott Jones moved to approve. The Motion was seconded by Alderman Kevin Holder and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Alderman Kevin Holder, Alderman Scott Jones, Alderman Brian Ramsey, Alderman D.I. Smith

Nay(s):

Abstention(s):

The Mayor then declared the Motion carried.

Next came the consideration of payment of Costco related fees (\$405.00) in Claim 135697. Alderman Scott Jones moved to approve. The Motion was seconded by Alderman Kevin Holder and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Kevin Holder, Alderman Scott Jones, Alderman Brian Ramsey, Alderman D.I. Smith

Nay(s): Alderman Ken Heard

Abstention(s):

The Mayor then declared the Motion carried.

There being no further business, the Mayor adjourned the meeting at 6:23 pm.

WITNESS MY SIGNATURE, this the _____ day of January, 2017.

GENE F. MCGEE, MAYOR

ATTEST:

PAULA TIERCE, CITY CLERK

BEFORE THE MAYOR AND BOARD OF ALDERMEN OF
THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI

**PETITION AND APPLICATION FOR
CONDITIONAL USE PERMIT**

(Official Form February 2014)

COMES NOW, ELKS Development, L.L.C., (the "Petitioner") and
[Name of Petitioner(s)]

respectfully petitions the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi, to grant a conditional use permit as set forth in Section 600.09 of the City of Ridgeland Zoning Ordinance of February, 2014, as more specifically described in this Petition for that real property described in this Petition, and in support of this Petition would show as follows:

1. The name of the Petitioner is ELKS Development, L.L.C.
(hereinafter referred to as "Petitioner").
2. The Petitioner's mailing address is 1030 PHILIP ST New Orleans,
LOUISIANA 70130 and the Petitioner's attorney or
representative's mailing address is SAME AS ABOVE.
3. The Petitioner's phone number is 504-598-3617 and the Petitioner's
attorney's phone number is (if applicable) _____.
4. The record title holder of the property is LYFE KITCHEN L.L.C.
and a copy of the property deed with legal description is attached hereto as Exhibit "A".
Additionally, digital text version of the legal description shall be provided to the Zoning
Administrator for use in advertising the public hearing.



5. If the Petitioner is not the owner of the property, the owner's address and phone number

is 263 WAGNER PLACE

MEMPHIS, TN 38103

6. A copy of the written authority of the owner's representative to act on behalf of the Owner is attached hereto as Exhibit "B", if applicable.

7. The street address of the property is: _____

100 DYESS ROAD

Ridgeland, Mississippi 39157

(and/or) Tax Parcel ID Number(s): 0716-36D-015

8. A copy of a plat or map of the property certified by a licensed land surveyor is attached as Exhibit "C".

9. A vicinity map or plat depicting an area of at least 300' surrounding the subject property in all directions is attached to this Petition as Exhibit "D". The vicinity map includes the current zoning classification of all lands within 160' of the subject property.

10. The property is presently zoned C 2 A
according to the official zoning map of Ridgeland, Mississippi.

11. Petitioner requests that it be granted a conditional use permit as authorized by

Section 600.09 of the Zoning Ordinance of the City of
Ridgeland, Mississippi, dated February, 2014. **(Section of ordinance authorizing the
specified conditional use).**



12. Petitioner intends to use the subject property for the following purpose(s) in accord with requested classification: Quick Service Restaurant (QSR)
OR FAST FOOD Restaurant

13. A site plan for development of the property as required by Section 600.09 of the Zoning Ordinance is attached as Exhibit "E".

14. Petitioner acknowledges that in order to assure consideration of the request contained in this Petition, Petitioner must present proof as to all matters required to be proved by Section 600.09 of the Zoning Ordinance. Petitioner must answer the following questions before filing this petition. The petition will not be accepted unless petitioner responds to each of the following questions:

a. Why does the Petitioner claim that the requested land use fits the site and is compatible with adjacent properties?

THE REQUESTED LAND USE WOULD
complement the 2 Ways adjacent to
the property as well as some the
hotels in the immediate area.

b. How will the proposed use impact traffic on adjacent streets and highways?

THE property has access to both
County Line Road and Dyer. I do
not feel there will be much of
an impact felt on either street.



- c. Will the requested land use cause an adverse effect (noise, glare, odor, traffic, use, encroachment, etc.) on abutting property or the permitted use thereof? Please explain.

We will not adversely effect the abutting properties.
This property has been vacant for over 10 yrs
And we are working to put it back
in business as well as keep the area safer.

- d. What provision(s) have been made for ingress and egress to the subject property and structures located thereon with particular reference to automobile and pedestrian safety, traffic flow, and fire protection?

We will not change the existing ingress/egress
to the property. Our architect will design
the traffic flow to make it safe for our
customers to walk from their cars to the
building.

- e. What provision(s) have been made to provide adequate off-street parking and loading areas in conformance with Section 37.02 Off-Street Parking of this Ordinance?

Our site plan, attached, currently shows
61 parking spaces which is ~~more~~ above
the City's requirements.

- f. What provision(s) have been made for refuse storage areas and service areas to be screened from adjoining properties, and are the proposed improvements in conformance with Section 36.07 and Appendix 'D'?

Our ARCHITECT will ENSURE WE
ARE IN COMPLIANCE WITH SECTION 36.07
AND APPENDIX 'D' OF THE CITY OF
RIDGELAND'S OFFICIAL ZONING ORDINANCE.

- g. What provision(s) have been made for controlling drainage and erosion on/from the proposed site?

Our CIVIL ENGINEER WILL MAKE SURE
WE ARE ABSORBING AS MUCH OR MORE OF
THE CURRENT ABSORPTION RATE. IF NEEDED,
WE WILL RETAIN WATER UNDERGROUND IN
PIPING.

- h. What provision(s) have been made for the availability and connection of utilities?

Our CIVIL ENGINEER WILL ADDRESS THIS
IN OUR FULL SET OF PLANS AFTER A
SURVEY IS COMPLETED SHOWING ALL UTILITIES
TO OUR SITE.

- i. What provisions(s) have been made for signage and lighting at the proposed site?

Our Architect will provide a lighting
PLAN AND WE HAVE RECEIVED A
VARIANCE for a 30' pylon sign.

- j. Does the proposed land use comply with required yards, Landscape Ordinance, and Tree Ordinance? If not, please explain.

YES

- k. What provision(s) have been made with respect to hours of operation so as not to cause an adverse effect on neighboring properties?

We will operate within the normal
HOURS OR the QSR's within an
AREA.

- l. What provision(s) have been made to adequately address any concern for safety?

WE WILL follow all applicable building / fire
CODES AS WELL AS OBTAIN a permit from
the department of Health.

- m. What provision(s) have been made to address any negative impact on the capacity of public facilities?

KNOWN
THERE WILL BE NO ^{KNOWN} NEGATIVE IMPACT on the capacity
OF PUBLIC FACILITIES. Our impacts will be minimal
AND the public utilities / facilities are already in
place to serve the site. A restaurant was
previously in service on this site AND was adequately
served by the existing public facilities
n. What provision(s) have been made to minimize negative environmental and economic impacts?

THIS will positively affect ZIPOLCUMAS
economy with jobs AND increased tax. The
property is currently vacant.

- g. Does the proposed land use encroach upon flood hazard zones or airport approach zones?

NO

- p. Are there any additional issues that should be addressed in this application?

NO

15. Petitioner acknowledges that prior to approving any petition, a public hearing must be held in accordance with Section 600.15 of the Zoning Ordinance. At the public hearing the petitioner will be required to provide proof in the form of testimony and documents as to each of the matters listed in paragraph 14 of this petition.
16. Petitioner believes that the reasons set forth in this petition justify the granting of the conditional use permit.
17. Petitioner would show that the planned use of the property and the conditional use permit would be in harmony with the general purpose and intent of the land uses permitted in the use district where the property is located, and would not be injurious to the neighborhood or detrimental to the public welfare.
18. The required \$150.00 filing fee has been paid with the filing of this Petition.

Respectfully submitted,

Mark W. B.
PETITIONER

12/15/16
DATE



BOOK 3214 PAGE 433 DOC 01 TY W
INST # 759212 MADISON COUNTY MS.
This instrument was filed for
record 6/04/15 at 3:06:33 PM
RONNY LOTT, C.C. BY: CWH D.C.

Space Above Line For Official Use Only

Instrument Prepared By and Return To: Butler Snow LLP Attn: John Taylor 6075 Poplar Avenue, Suite 500 Memphis, TN 38119 (901) 680-7200	Co-Prepared by for Purposes of Complying with Mississippi Law: Butler Snow LLP Attn: Debora L. Horn MS Bar No.: 10205 Suite 1400 1020 Highland Colony Parkway Ridgeland, MS 39157 (601) 948-5711 <i>208-15-0</i>
Grantor's Name and Address: Carlisle Investments, LLC 263 Wagner Place Memphis, TN 38103 (901) 271-2555	Grantee's Name Address: Lyfe Kitchen, LLC 263 Wagner Place Memphis, TN 38103 (901) 271-2555
To the Chancery Clerk of Madison County, Mississippi: The real property described herein is situated in a part of Lot 25, "Addition to Tougaloo", a plat on file in the records of the Chancery Clerk of Madison county, Mississippi, said parcel also being situated in Section 36, Township 7 North, Range 1 East of Madison County, Mississippi.	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of all of which is hereby acknowledged, **CARLISLE INVESTMENTS, LLC**, a Mississippi limited liability company (the "Grantor"), does hereby sell, convey and warrant specially unto **LYFE KITCHEN, LLC**, a Delaware limited liability company (the "Grantee"), the property (the "Property") lying and being situated in the City of Ridgeland, Madison County, Mississippi, and being more particularly described on Exhibit A attached hereto.

The Property is conveyed subject to, and there is excepted from the special warranty of this conveyance, those certain liens, encumbrances and other matters set forth on Exhibit B attached hereto.

The Property is no part of the homestead of the Grantor.

Ad valorem taxes for the year 2015 have been prorated between the Grantor and the Grantee, and the Grantee assumes and agrees to pay the same when they become due and payable.

WITNESS THE SIGNATURE OF THE GRANTOR, this 29th day of May, 2015.

GRANTOR:

CARLISLE INVESTMENTS, LLC

By: Carlisle Corporation, a Tennessee corporation / Its Manager

By: [Signature]
Name: Chancellor G. Carlisle
Title: Vice-President

STATE OF TENNESSEE

COUNTY OF SHELBY

Personally appeared before me, the undersigned authority in and for the said county and state, on this 29th day of May, 2015, within my jurisdiction, the within named Chancellor G. Carlisle, who acknowledged that [he] ~~she~~ is Vice-President of Carlisle Corporation, the manager of Carlisle Investments, LLC, a Mississippi limited liability company, and that for and on behalf of the said corporation as the manager of said limited liability company, and as its act and deed, he/she executed the above and foregoing Special Warranty Deed, after first having been duly authorized by said corporation as the manager of said limited liability company so to do.

My Commission Expires:

March 7, 2017
[AFFIX NOTARIAL SEAL]

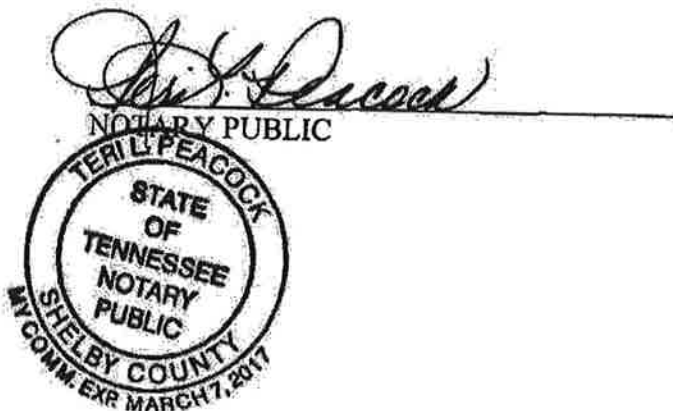


EXHIBIT ALegal Description

Real property in the City of Ridgeland, County of Madison, State of Mississippi, described as follows:

A parcel of land situated in a part of Lot 25, "Addition to Tougaloo", a plat on file in the records of the Chancery Clerk of Madison County, Mississippi, said parcel also being situated in Section 36, Township 7 North, Range 1 East, Madison county, Mississippi, said parcel being more particularly described as follows:

Commence at the Northeast corner of said Lot 25 and run southerly along the East line of said Lot 25 for a distance of 286.0 feet to the Point of Beginning; thence South 00 degrees 08 minutes 28 seconds East along the East line of said Lot 25 for a distance of 339.31 feet to a point on the North right of way line of County Line Road as now (December 1989) laid out and in use; thence clockwise along the arc of a curve to the right for an arc distance of 147.83 feet, said curve having a radius of 8,546.32 feet and a chord bearing and distance of North 83 degrees 42 minutes 28 seconds West 147.83 feet; thence leaving said North right of way line of County Line Road run thence North 02 degrees 08 minutes 36 seconds East for a distance of 238.32 feet; thence South 89 degrees 12 minutes 29 seconds West for a distance of 112.33 feet; thence North 00 degrees 47 minutes 31 seconds West for a distance of 7.52 feet; thence South 89 degrees 12 minutes 29 seconds West for a distance of 44.65 feet to the East right of way of Dyess Road as now (December 1989) laid out and in use; thence North 02 degrees 08 minutes 36 seconds East along said East right of way line of Dyess Road for a distance of 50.44 feet; thence North 88 degrees 59 minutes 11 seconds East along the South line of the Cabot Lodge property for a distance of 104.60 feet; thence North 89 degrees 54 minutes 58 seconds East continuing along said South line of the Cabot Lodge property for a distance of 26.02 feet; thence North 44 degrees 51 minutes 02 seconds East continuing along said South line of the Cabot Lodge property for a distance of 38.07 feet; thence North 89 degrees 51 minutes 32 seconds East continuing also said South line of the Cabot Lodge property for a distance of 134.91 feet to the Point of Beginning and 1.28 acres, more or less.

EXHIBIT B

List of Permitted Exceptions

All building restrictions and restrictive covenants, easements, dedications, rights-of-way and mineral reservations and conveyances of record, if any, which pertain to the Property, including, without limitation, the following:

1. Taxes and assessments for the year 2015 and subsequent years, not yet due and payable.
2. Damages as contained in Warranty Deed to the State Highway Commission of Mississippi; as affected by Restrictions contained in Quitclaim Deed to Wenstar Properties, LP by the Mississippi Transportation Commission recorded in Book 479, Page 515 and re-recorded in Book 482, page 358.
3. Fifteen foot telephone easement with the telephone manhole running across the subject property as shown on survey by T.E. McDonald, Inc., dated March 2, 1999 and contained in Warranty Deed recorded in Book 447, page 406; Book 447, Page 403, and in Book 1818, Page 568.

- I. Veterinary clinics and pet shops, excluding outside runs (kennels) subject to Special Use Site Plan Standards in Section 600.14.F.
- J. Mortuaries, funeral homes, mausoleums, chapels and related facilities subject to Special Use Site Plan Standards in Section 600.14.F.
- K. Public streets, highways, private streets, and alleys.
- L. Free standing, enclosed restaurants including fast food and fast casual restaurants with no drive-thru (excluding drive-in restaurants).

410.03 CONDITIONAL USES AND STRUCTURES AS PROVIDED UNDER SECTION 600.09

- A. Townhouses, patio homes, and zero lot line homes subject to the regulations of the R-3 Single Family Residential District, R-4 Zero Lot Line Residential District, and R-4A Townhouse Residential District provided: that the front yard setback for these residential uses when fronting on a principal arterial or minor arterial street (according to the adopted *Thoroughfares Plan*); shall be at least 100 feet from the existing or proposed street right-of-way of such arterial streets; or that noise mitigation measures, acceptable to the Mayor and Board of Aldermen (such as berms), be installed by the developers of these residential uses.
- B. Public or quasi-public facilities and utilities in compliance with Section 32 and other regulations of this Ordinance.
- C. Other Conditional uses listed under the C-1 Low-Intensity Commercial District regulations.
- D. Buildings in excess of 48 feet or four stories.

410.04 DIMENSIONAL REQUIREMENTS:

- A. **Maximum Building Height:** 48 feet or four stories, but higher buildings may be considered as a conditional use subject to the provisions of Section 600.09. If a conditional use is granted permitting height beyond 48 feet or four stories a dimensional variance shall not be required.
- B. **Minimum Lot Area:**
 - 1. **Shopping centers:** Three (3) acres min.
 - 2. **Independent commercial uses:** No minimum lot area is required.

C. Minimum Lot Width:

1. **Shopping centers:** 300 feet.
2. **Independent commercial uses:** No minimum lot width required.

D. Lot Coverage, Maximum: 50%

E. Minimum Yards:

1. **Front yard:** 30 feet, except for townhouses or patio homes fronting on principal arterial or minor arterial streets, the front yard setback shall be 100 feet; OR if noise mitigation measures acceptable to the Mayor and Board of Aldermen are to be installed, the setback requirement may be reduced.
2. **Side yards and rear yards:** 10 feet.

Where any permitted use would adjoin any residentially zoned property, excluding multi-family residential, a 50-foot landscaped open space shall be provided between any building, parking lot or paved area and the side/rear lot line adjoining such residentially zoned property. When a dedicated right-of-way separates the side/rear lot line of a commercially zoned property and residentially zoned property, excluding multi-family residential, the 50 foot greenspace may be reduced by all or part of the right-of-way width by the Mayor and Board of Aldermen at site plan review. Where any permitted use would adjoin ANY residentially zoned property, at site plan review an appropriate fence or screen between the properties shall be presented for approval by the Mayor and Board of Aldermen.

Where any permitted use would adjoin the "Old Agency Road Corridor Preservation District" (OARC), a 75-foot landscaped open space shall be provided between any building, parking lot or paved area and the side/rear lot line adjoining said district in accordance with standards adopted by the City of Ridgeland. In addition, a planting screen having a height of at least six feet shall be installed along the side/rear lot line adjoining such residentially zoned property.

- F. Internal Building Space:** No principal building or accessory building shall be constructed nearer than 20 feet to any other principal building or accessory building, unless otherwise specified in the Standard Codes of the City of Ridgeland.

410.05 SITE PLAN REQUIRED: A site plan shall be submitted in accordance with Section 600.11 of this Ordinance.





December 9, 2016

Mr. Matt Dodd
City of Ridgeland, Mississippi
304 Highway 51
Ridgeland, MS 39157

RE: Request for QSR Conditional Use
Vacant Ralph and Kacoo's
Parcel ID 071G-36D-015/01

Dear Mr. Dodd:

Please accept this as my formal permission to allow Matt Brooks, Elks Development, to proceed with his Conditional Use Application on the property described above.

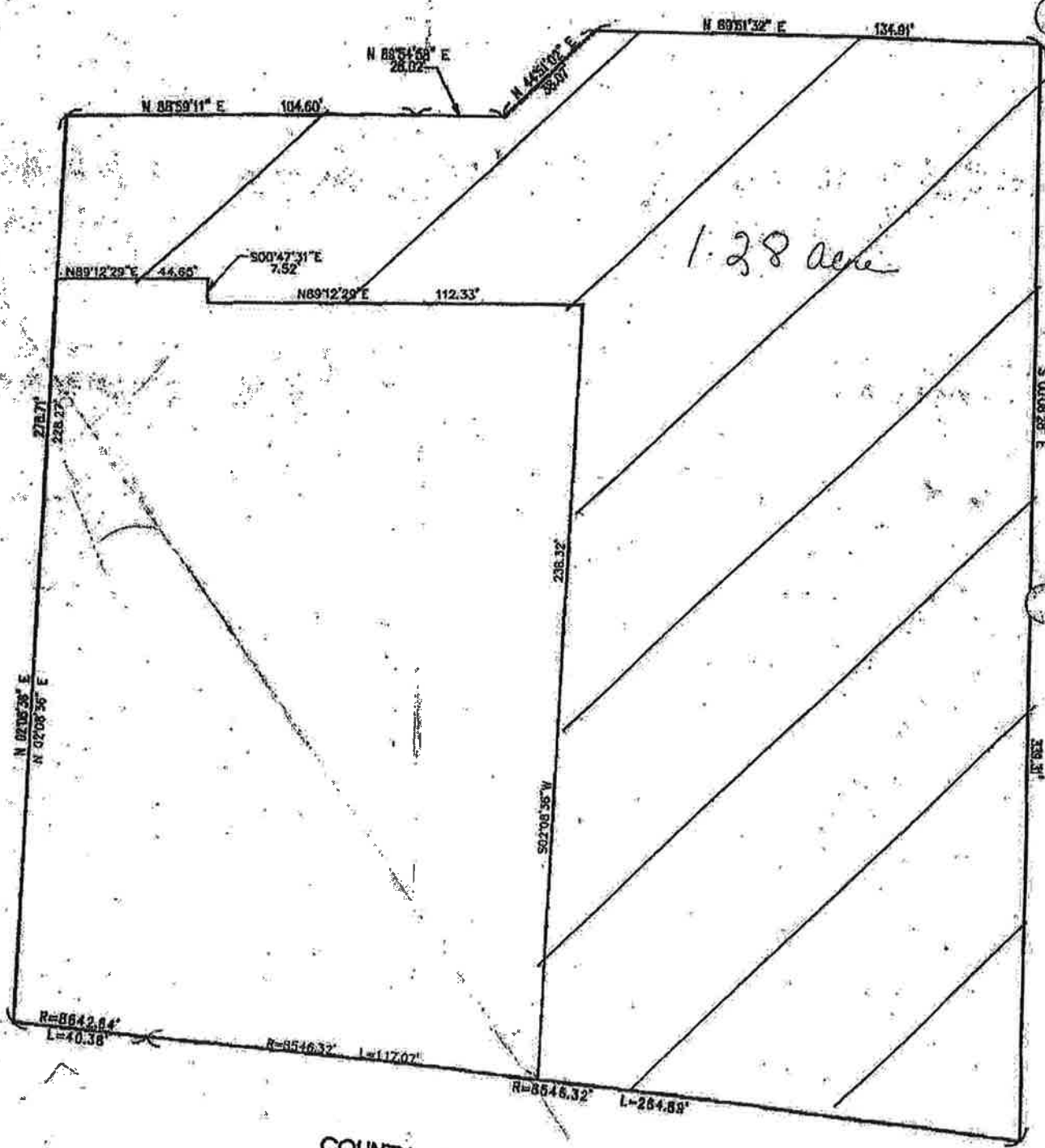
Sincerely,

A handwritten signature in black ink, appearing to be "Chancellor G. Carlisle", written over the word "Sincerely,".

Chancellor G. Carlisle
Manager

LYFE Kitchen of California, LLC • 263 Wagner Place • Memphis, TN • 38103

Exhibit 'B'



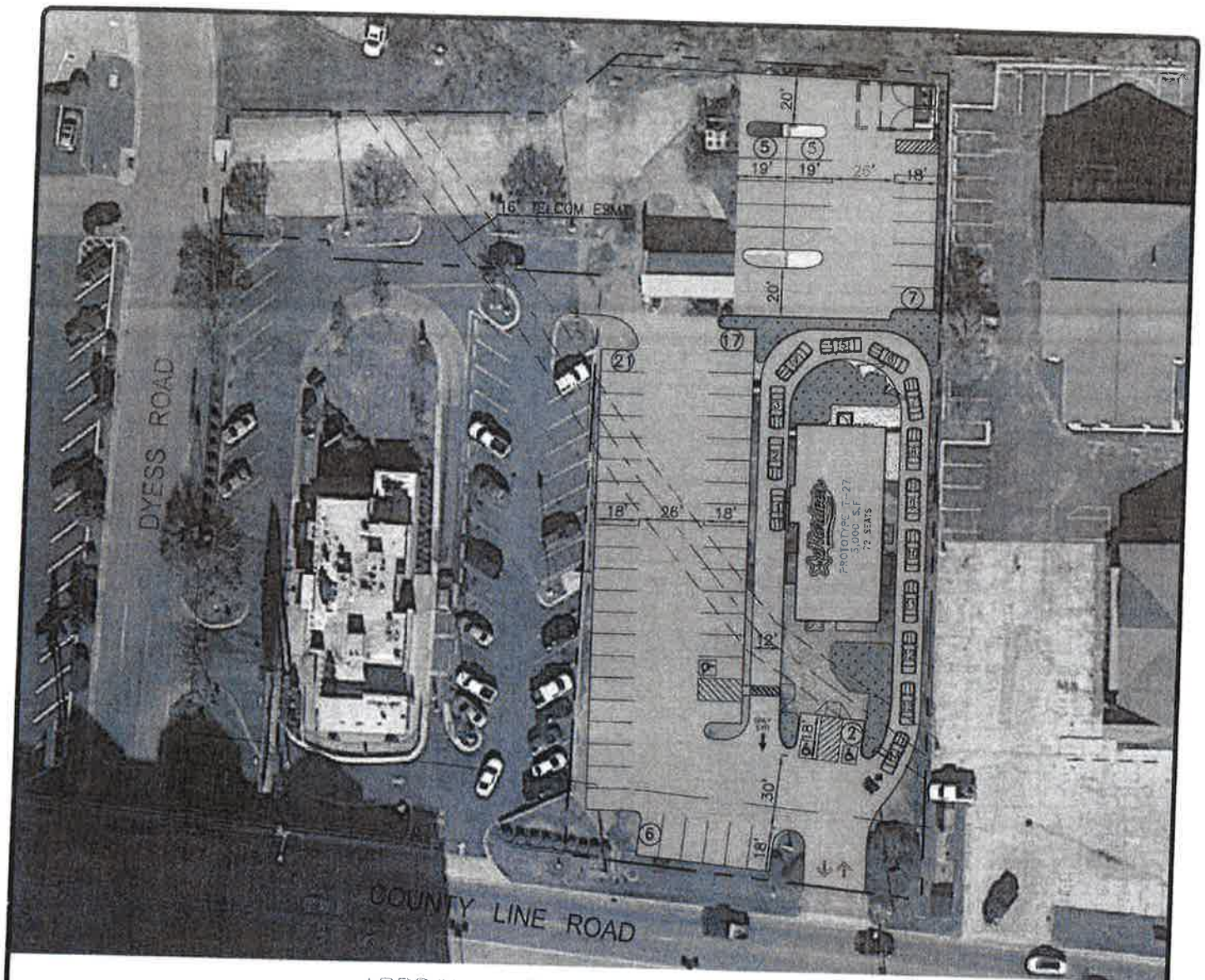
COUNTY LINE ROAD

Exhibit 'C'

JULY 26, 1999
EAST TRACT

A PARCEL OF LAND SITUATED IN A PART OF LOT 25, "ADDITION TO TOUGALOO", A PLAT ON FILE IN THE RECORDS OF THE CHANCERY CLERK OF MADISON COUNTY, MISSISSIPPI, SAID PARCEL ALSO BEING SITUATED IN SECTION 36, TOWNSHIP 7 NORTH, RANGE 1 EAST, MADISON COUNTY, MISSISSIPPI, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 25 AND RUN SOUTHERLY ALONG THE EAST LINE OF SAID LOT 25 FOR A DISTANCE OF 286.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 08 MINUTES 28 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 25 FOR A DISTANCE OF 339.31 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY LINE ROAD AS NOW (DECEMBER, 1989) LAID OUT AND IN USE; THENCE CLOCKWISE ALONG THE ARC OF A CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 147.83 FEET, SAID CURVE HAVING A RADIUS OF 8,546.32 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 83 DEGREES 42 MINUTES 28 SECONDS WEST 147.83 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE OF COUNTY ROAD RUN THENCE NORTH 02 DEGREES 08 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 238.32 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 112.33 FEET; THENCE NORTH 00 DEGREES 47 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 7.52 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 44.65 FEET TO THE EAST RIGHT OF WAY OF DYESS ROAD AS NOW (DECEMBER 1989) LAID OUT AND IN USE; THENCE NORTH 02 DEGREES 08 MINUTES 36 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE OF DYESS ROAD FOR A DISTANCE OF 50.44 FEET; THENCE NORTH 88 DEGREES 59 MINUTES 11 SECONDS EAST ALONG THE SOUTH LINE OF THE CABOT LODGE PROPERTY FOR A DISTANCE OF 104.60 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 58 SECONDS EAST CONTINUING ALONG SAID SOUTH LINE OF THE CABOT LODGE PROPERTY FOR A DISTANCE OF 26.02 FEET; THENCE NORTH 44 DEGREES 51 MINUTES 02 SECONDS EAST CONTINUING ALONG SAID SOUTH LINE OF THE CABOT LODGE PROPERTY FOR A DISTANCE OF 38.07 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 32 SECONDS EAST CONTINUING ALONG SAID SOUTH LINE OF THE CABOT LODGE PROPERTY FOR A DISTANCE OF 134.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 55750 SQUARE FEET AND OR 1.28 ACRES, MORE OR LESS.



APPROX. LOT SIZE 57,026 Sq. Ft.



Scale: 1" = 60' - 0"
0 10' 20' 30' 40' 60'



Preliminary Site Plan
63 PARKING SPACES
14 CAR STACKING

OPERATIONS:	DATE:	REAL ESTATE:	DATE:	CONSTRUCTION:	DATE:
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REVISIONS		
REV.	BY	DESCRIPTION
1	MJJ	REVISED LAYOUT PER FRANCHISEE REQUEST
		DATE: 9-29-16

THIS PLAN IS FOR FEASIBILITY PURPOSES ONLY AND WAS PREPARED WITHOUT ANY KNOWLEDGE OF ACTUAL SITE CONDITIONS, SETBACKS, GRADING ISSUES, OR CITY REQUIREMENTS. THESE ITEMS MUST BE VERIFIED PRIOR TO PLAN SUBMITTAL.

PREPARED FOR:
HARDEE'S FRANCHISEE SADDLE PEAK, LLC



CKE RESTAURANTS

DEVELOPMENT DEPARTMENT

SITE LOCATION:
NEW LOCATION
COUNTY LINE RD. & DYESS RD.
RIDGELAND, MS

DATE: 9-21-16 SCALE: 1" = 60'
PREPARED BY: MJJ REV: 1 CKE #:

Exhibit 'E'

Pyle, Mills, Dye & Pittman

ATTORNEYS AT LAW

800 AVERY BOULEVARD NORTH, SUITE 101
RIDGELAND, MISSISSIPPI 39157

John P. Scanlon

Telephone:
(601) 957-2600
Telecopier:
(601) 957-7440

January 10, 2017

Mayor Gene McGee
Alderman Ken Heard
Alderman Chuck Gautier
Alderman Kevin Holder
Alderman Brian Ramsey
Alderman Scott Jones
Alderman Wesley Hamlin
Alderman D. I. Smith
Post Office Box 217
Ridgeland, MS 39158

RE: Zoning Report for January 5, 2017

Dear Gentlemen:

We report on the Zoning Board meeting of January 5, 2017. Enclosed for your consideration, please find the following:

1. Minutes of the January 5, 2017, Zoning Board meeting.
2. Ordinance Approving the Petition and Application for Conditional Use Permit for The Rusty Chandelier Ridgeland.
3. Resolution Denying the Petition and Application for Conditional Use Permit for The Rusty Chandelier Ridgeland.
4. Ordinance Approving the Petition and Application for Conditional Use Permit for Elks Development, LLC.
5. Resolution Denying the Petition and Application for Conditional Use Permit for Elks Development, LLC.
6. Ordinance Approving the Petition and Application for Conditional Use Permit for Ridgeland Hospitality, LLC.
7. Resolution Denying the Petition and Application for Conditional Use Permit for Ridgeland Hospitality, LLC.

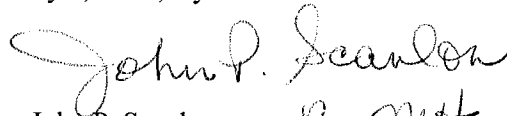
Pyle, Mills, Dye & Pittman

Mayor Gene McGee and
Board of Aldermen of the
City of Ridgeland, MS
January 10, 2017
Page 2

If you have any questions or require additional information, please do not hesitate to call us.

Sincerely,

Pyle, Mills, Dye & Pittman


John P. Scanlon *By MTH*

JPS/mmh
Enclosure(s)

cc: Zoning Board Members

MINUTES OF THE MEETING
OF THE ZONING BOARD
OF THE CITY OF RIDGELAND, MISSISSIPPI

A meeting of the Zoning Board of the City of Ridgeland, Mississippi (the "Board") was duly called, held and conducted on Thursday, January 5, 2017, at 6:00 o'clock p.m. in the Ridgeland City Hall in the City of Ridgeland, Madison County, Mississippi.

The following members were present, to-wit:

Bernie Giessner
Larry Miller
Michelle Caballero
Mark Irby
Walter Cox
Julius Murray
Drew Malone

Absent:

Rhett Stubblefield

Also present:

John Scanlon, Attorney
Matt Dodd, City of Ridgeland

* * * * *

Chairman Bernie Giessner called the meeting to order. Roll was called by the Vice Chairman, who announced that a majority of the voting members of the Board were present and that said number constituted a quorum to conduct business.

Chairman Giessner led the Pledge of Allegiance opened the meeting with prayer.

All members of the Board acknowledged receipt of the agenda and the agenda was as follows:

1. Call to Order/Invocation.
2. Adoption of Minutes.

3. Public Hearing for Petition and Application for Conditional Use Permit for Marta Angelica Viveros Secena (Church) - *Petitioner*
Property Address/Description: 717 Rice Road
(January 5, 2017)
4. Public Hearing for Petition and Application for Conditional Use Permit for The Rusty Chandelier Ridgeland - *Petitioner*
Property Address/Description: 588B Hwy. 51
(January 5, 2017)
5. Public Hearing for Petition and Application for Conditional Use Permit for Elks Development, LLC - *Petitioner*
Property Address/Description: 100 Dyess Road
(January 5, 2017)
6. Public Hearing for Petition and Application for Conditional Use Permit for Ridgeland Hospitality, LLC - *Petitioner*
Property Address/Description: W. Ridgeland Ave. and I-55 Frontage Road E.
(January 5, 2017)
7. Old Business/New Business
8. Adjourn

The Board considered the Minutes of the November 3, 2016, meeting. Mr. Cox moved to approve the minutes. The motion was seconded by Mr. Malone and approved unanimously.

The next matter of business was the Public Hearing for Petition and Application for a Conditional Use Permit for Marta Angelica Viveros Secena (Church). Petitioner was not present, therefore Board Members suggested to move the hearing to the end of the agenda to see if Petitioner arrived later.

Public Hearing for Petition and Application for a Conditional Use Permit for The Rusty Chandelier Ridgeland

There was next a Public Hearing on the Petition and Application for a Conditional Use Permit for The Rusty Chandelier Ridgeland for property located at 588B Hwy. 51. The subject property is zoned I-1. Katy Jones and Courtney Warren appeared and spoke on behalf of the Petitioner. Also present in support of the Petition was David Mosell, leasing broker for Speed Commercial Realty. Petitioners propose to operate a retail, upscale antique vendor market on the subject property. Petitioners answered questions of Zoning Board members. Petitioners plan for open business hours and days of operation to be four days per month – first Thursday through Sunday of each month. Petitioners told board members they plan to improve the existing parking lot by paving and adding additional spaces.

There was no opposition to the conditional use.

On motion by Mrs. Caballero and seconded by Mr. Murray, the Board voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the requested conditional use permit to allow the operation of a retail, upscale antique vendor market on the subject property.

**Public Hearing for Petition and Application for a
Conditional Use Permit for Elks Development, LLC**

There was next a Public Hearing on the Petition and Application for a Conditional Use Permit for Elks Development, LLC for property located at 100 Dyess Road. The subject property is zoned C-2A and is the former site of the Ralph & Kacoo's, including the parking lot and is adjacent to the Wendy's. Matt Brooks appeared and spoke on behalf of the Petitioner. Petitioner proposes to operate a quick service, fast food restaurant (Hardee's) on the subject property.

There was no opposition to the conditional use.

On motion by Mrs. Caballero and seconded by Mr. Malone, the Board voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the requested conditional use permit to allow the operation of a quick service, fast-food restaurant on the subject property.

**Public Hearing for Petition and Application for a
Conditional Use Permit for Ridgeland Hospitality, LLC**

There was next a Public Hearing on the Petition and Application for a Conditional Use Permit for Ridgeland Hospitality, LLC for property located at W. Ridgeland Ave. (Southeastern Quadrant of W. Ridgeland Ave. and I-55 East Frontage Road). The subject property is zoned MU-1. Petitioner proposes to operate two five-story hotel structures on the subject property. Petitioner's attorney, William Smith appeared and spoke on behalf of the Petitioner along with four property owners. Mr. Smith handed out exhibits for the record which are made attachments to these minutes. Exhibits are as follows:

1. Future Land Use Plan and excerpt
2. Zoning Map and excerpt
3. 2009 Comprehensive Plan
4. Ridgeland Area Master Plan (RAMP) Excerpts
5. Collective Exhibit for Ridgeland and Madison County Population
 - a. Census Information from Ridgeland
 - b. Market Profile Madison County
 - c. 2009 Comprehensive Plan Excerpts

- d. 1-3-5 mile Radius Business Data
- 6. STR, Inc. Report on Hotel Occupancy/Usage
- 7. Madison County Business League Feasibility Study
- 8. Updated Landscape Plan
- 9. 2012 Transportation Plan Excerpts

Mr. Smith took questions from Zoning Board members. Specific questions regarding parking were asked because the Zoning Ordinance requires one (1) space per room, plus employee parking. The hotel plan presented calls for fewer; thus, a variance request would be required. Mr. Smith stated that hotels only need one (1) space per room because hotel patrons often share a car or use other forms of transportation and there normally are very few hotel employees on-site when most of the parking spaces are occupied (at night). Zoning Board members voiced other concerns regarding banquet hall patrons and their parking. Mr. Smith indicated the submitted plans show 297 rooms total between the 2 hotel structures, but that the plan is in error and the actual number of rooms is 287. Mr. Smith advised that Petitioner will re-submit corrected plans.

There was no opposition to the conditional use.

On motion by Mr. Murray and seconded by Mrs. Caballero, the Board voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the requested conditional use permit to allow Petitioner to operate two five-story hotel structures on the subject property.

Public Hearing for Petition and Application for a Conditional Use Permit for Marta Angelica Viveros Secena (Church)

The Board next revisited the Petition and Application for a Conditional Use Permit for Marta Angelica Viveros Secena for property located at 717 Rice Road. Matt Dodd suggested that he appear representing Petitioner because landlord who was to appear wasn't present.

On motion by Mr. Cox and seconded by Mr. Malone, the Board voted unanimously to Table the matter.

OLD BUSINESS

None.

NEW BUSINESS

None

There was no further business to be presented.

ADJOURNMENT

Mr. Malone moved that the meeting be adjourned and was seconded by Mr. Cox and approved unanimously.

WITNESS OUR HANDS, this the _____ day of _____, 2017.

BERNIE GIESSNER, Chairman

MICHELLE CABALLERO, Vice Chairman/Secretary

**ORDINANCE OF THE MAYOR AND BOARD OF ALDERMEN OF
THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI
APPROVING AND GRANTING A CONDITIONAL USE PERMIT
FOR PROPERTY LOCATED AT 100 DYESS ROAD,
CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI**

WHEREAS, Elks Development, LLC (the "Petitioner"), did file a Petition and Application for a Conditional Use Permit as permitted by Section 600.09 for the property described herein, which property is located in a C-2A District Classification under the City of Ridgeland Zoning Regulations Ordinance of February, 2014, (the "Petition"); and,

WHEREAS, the Mayor and Board of Aldermen referred the Petition to the Zoning Board of the City of Ridgeland (the Zoning "Board") which Board scheduled a hearing on said Petition for January 5, 2017, at 6:00 o'clock p.m.; and,

WHEREAS, the City Clerk did cause notice of the January 5, 2017, hearing to be published in the Madison County Journal, a newspaper published in the City of Ridgeland, Madison County, Mississippi, in the manner and for the time required by law, and the Zoning Administrator did post notice of same upon the affected property in the manner and for the time required by law; and,

WHEREAS, at the time, date and place specified in the notice, the Zoning Board of the City of Ridgeland, Mississippi, did conduct a full and complete hearing on the Petition, and received comments and heard evidence presented by the Petitioner and thereafter forwarded its recommendation thereon to the Mayor and Board of Aldermen; and,

WHEREAS, the Mayor and Board of Aldermen are familiar with the property and existing land uses within the City of Ridgeland and in the area of the City where the property is located, and in acting on this Ordinance, have duly considered the matters and

facts within their personal knowledge as same affect the land uses required in the Petition; and,

WHEREAS, the Mayor asked whether the Board of Aldermen desired to take any action regarding the Petition and the recommendation of the Zoning Board, and after discussion thereof, Alderman _____ offered the following Ordinance and moved that it be adopted, to-wit:

NOW, THEREFORE, be it ordained by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi, as follows, to-wit:

SECTION 1. That the matters and facts stated in the preamble hereof are found, determined and adjudicated to be true and correct.

SECTION 2. That the findings of fact contained in the Zoning Board's January 5, 2017, Minutes in regard to the Petition be, and same are hereby adopted as and for the findings of fact of the Mayor and Board of Aldermen in support of the zoning decision contained herein.

SECTION 3. That it is hereby found and determined that the conditions precedent to the granting of a Conditional Use Permit in regard to the herein described property as required in Section 600.09 of the City of Ridgeland Zoning Regulations Ordinance of February, 2014, exist, and have been satisfied, for the granting of a Conditional Use Permit for the purpose of allowing the operation of a quick service, fast-food restaurant on the subject property within the C-2A zoning district.

SECTION 4. That the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi, do hereby grant from and after the effective date of this Ordinance a

Conditional Use Permit for the purpose of allowing the operation of a quick service, fast-food restaurant on the subject property within the C-2A zoning district.

SECTION 5. The property affected by this Ordinance (the "property") is located in the City of Ridgeland, Madison County, Mississippi, and described as follows:

A parcel of land situated in a part of Lot 25, "Addition to Tougaloo", a plat on file in the records of the Chancery Clerk of Madison County, Mississippi, said parcel also being situated in Section 36, Township 7 North, Range 1 East, Madison County, Mississippi, said parcel being more particularly described as follows:

Commence at the Northeast corner of said Lot 25 and run southerly along the east line of said Lot 25 for a distance of 286.0 feet to the Point of Beginning; thence south 00 degrees 08 minutes 28 seconds east along the east line of said Lot 25 for a distance of 339.31 feet to a point on the north Right-of-Way line of County Line Road as now (December 1989) laid out and in use; thence clockwise along the arc of a curve to the right for an arc distance of 147.83 feet, said curve having a radius of 8,546.32 feet and a chord bearing and distance of north 83 degrees 42 minutes 28 seconds West 14.83 feet; thence leaving said north Right of Way line of County Road run thence north 02 degrees 08 minutes 36 seconds east for a distance of 238.32 feet; thence south 89 degrees 12 minutes 29 seconds west for a distance of 112.33 feet; thence north 00 degrees 47 minutes 31 seconds west for a distance of 7.52 feet; thence south 89 degrees 12 minutes 29 seconds west for a distance of 44.65 feet to the east Right of Way of Dyess Road as now (December 1989) laid out and in use; thence north 02 degrees 08 minutes 36 seconds east along said east Right of Way line of Dyess Road for a distance of 50.44 feet; thence north 88 degrees 59 minutes 11 seconds east along the south line of the Cabot Lodge property for a distance of 104.60 feet; thence north 89 degrees 54 minutes 58 seconds east continuing along said south line of the Cabot Lodge property for a distance of 26.02 feet; thence north 44 degrees 51 minutes 02 seconds east continuing along said south line of the Cabot Lodge property for a distance of 38.07 feet; thence north 89 degrees 51 minutes 32 seconds east continuing along said south line of the Cabot Lodge property for a distance of 134.91 feet to the point of beginning and containing 55750 square feet and or 1.28 acres, more or less.

SECTION 6. That the City of Ridgeland Zoning Regulations Ordinance of February, 2014, and the Use District Map accompanying said Ordinance be, and same hereby are amended to the extent necessary to reflect the foregoing change in land use in regard to the property.

ORDAINED, ADOPTED AND APPROVED by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi, at a regular meeting thereof held on the ____ day of _____, 2017.

The motion for adoption was seconded by Alderman _____ and the foregoing Ordinance having been first reduced to writing, was submitted to the Board of Aldermen for passage or rejection on roll call vote with the following results:

Alderman Ken Heard (Ward 1) voted:	_____
Alderman Chuck Gautier (Ward 2) voted:	_____
Alderman Kevin Holder (Ward 3) voted:	_____
Alderman Brian Ramsey (Ward 4) voted:	_____
Alderman Scott Jones (Ward 5) voted:	_____
Alderman Wesley Hamlin (Ward 6) voted:	_____
Alderman D. I. Smith (At large) voted:	_____

Whereupon, the Mayor declared the motion carried and the Ordinance adopted.

The foregoing ordinance is approved, this the ____ day of _____, 2017.

Mayor Gene F. McGee
City of Ridgeland, Mississippi

Attest:

Paula Tierce, City Clerk
[S E A L]

Elks Development-CU-ORD
01/05/2017-MMH

**RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN
OF THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI
DENYING A CONDITIONAL USE PERMIT FOR PROPERTY
LOCATED AT 100 DYESS ROAD,
CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI**

WHEREAS, Elks Development, LLC (the "Petitioner"), did file a Petition and Application for a Conditional Use Permit on property described herein, which property is located in a C-2A District Classification under the City of Ridgeland Zoning Regulations Ordinance of February, 2014 (the "Petition"); and,

WHEREAS, the Mayor and Board of Aldermen referred the Petition to the Zoning Board of the City of Ridgeland (the Zoning "Board"), which Board scheduled a hearing on said Petition for January 5, 2017, at 6:00 o'clock p.m.; and did thereafter forward its recommendation to the Mayor and Board or Aldermen; and,

WHEREAS, the Mayor and Board of Aldermen are familiar with the property and existing land uses within the City of Ridgeland and in the area of the City where the property is located, and in acting on this Resolution, have duly considered the matters and facts within their personal knowledge as same affects the land uses requested in the Petition filed herein; and,

WHEREAS, at the conclusion of the discussion of the Zoning Board's recommendation, the Mayor asked whether the Board of Aldermen desired to take any action regarding the Petition and the recommendation of the Zoning Board and after discussion thereof, Alderman _____ offered the following Resolution and moved that it be adopted, to-wit:

IT IS, THEREFORE, RESOLVED by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi, as follows, to-wit;

SECTION 1. That the matters and facts stated in the preamble hereof are found, determined and adjudicated to be true and correct.

SECTION 2. That it is hereby found and determined that the conditions precedent to the granting of a Conditional Use Permit as required by Section 600.09 of the City of Ridgeland Zoning Regulations Ordinance of February, 2014, do not exist, and have not been satisfied by the Petitioner in regard to the granting of a Conditional Use Permit.

SECTION 3. That the Petition to grant a Conditional Use Permit pursuant to Section 600.09 of the City of Ridgeland Zoning Regulations Ordinance of February, 2014, on the following described property, be and same is hereby denied. The property referenced in the Petition (the "property") is described as follows:

A parcel of land situated in a part of Lot 25, "Addition to Tougaloo", a plat on file in the records of the Chancery Clerk of Madison County, Mississippi, said parcel also being situated in Section 36, Township 7 North, Range 1 East, Madison County, Mississippi, said parcel being more particularly described as follows:

Commence at the Northeast corner of said Lot 25 and run southerly along the east line of said Lot 25 for a distance of 286.0 feet to the Point of Beginning; thence south 00 degrees 08 minutes 28 seconds east along the east line of said Lot 25 for a distance of 339.31 feet to a point on the north Right-of-Way line of County Line Road as now (December 1989) laid out and in use; thence clockwise along the arc of a curve to the right for an arc distance of 147.83 feet, said curve having a radius of 8,546.32 feet and a chord bearing and distance of north 83 degrees 42 minutes 28 seconds West 14.83 feet; thence leaving said north Right of Way line of County Road run thence north 02 degrees 08 minutes 36 seconds east for a distance of 238.32 feet; thence south 89 degrees 12 minutes 29 seconds west for a distance of 112.33 feet; thence north 00 degrees 47 minutes 31 seconds west for a distance of 7.52 feet; thence south 89 degrees 12 minutes 29 seconds west for a distance of 44.65 feet to the east Right of Way of Dyess Road as now (December 1989) laid out and in use; thence north 02 degrees 08 minutes 36 seconds east along said east Right of Way

line of Dyess Road for a distance of 50.44 feet; thence north 88 degrees 59 minutes 11 seconds east along the south line of the Cabot Lodge property for a distance of 104.60 feet; thence north 89 degrees 54 minutes 58 seconds east continuing along said south line of the Cabot Lodge property for a distance of 26.02 feet; thence north 44 degrees 51 minutes 02 seconds east continuing along said south line of the Cabot Lodge property for a distance of 38.07 feet; thence north 89 degrees 51 minutes 32 seconds east continuing along said south line of the Cabot Lodge property for a distance of 134.91 feet to the point of beginning and containing 55750 square feet and or 1.28 acres, more or less.

SO RESOLVED by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi, at a regular meeting held on ____ day of _____, 2017.

The motion for adoption was seconded by Alderman _____, and the foregoing Resolution having been first reduced to writing, was submitted to the Board of Aldermen for passage or rejection on roll call vote with the following results:

Alderman Ken Heard (Ward 1) voted:	_____
Alderman Chuck Gautier (Ward 2) voted:	_____
Alderman Kevin Holder (Ward 3) voted:	_____
Alderman Brian Ramsey (Ward 4) voted:	_____
Alderman Scott Jones (Ward 5) voted:	_____
Alderman Wesley Hamlin (Ward 6) voted:	_____
Alderman D.I. Smith (At large) voted:	_____

Whereupon, the Mayor declared the motion carried and the Resolution adopted.

The foregoing Resolution is approved, this the ____ day of _____, 2017.

Gene F. McGee, Mayor of the City of
Ridgeland, Mississippi

Attest:

Paula Tierce, City Clerk
[S E A L]

Elks Development-CU-RES
01/05/2017-MMH

5. If the Petitioner is not the owner of the property, the owner's address and phone number is Petitioner is under contract to purchase an additional parcel from Myrtle Southard, who may be contacted via her attorney-in-fact Harry Cumming, Jr., 166601 Kenwood Avenue, South Holland, IL 60473 (708-223-1483) -- and another parcel from Geri King, 4209 Cypress Drive, Jackson, MS 39212 (601-209-8004).
6. A copy of the written authority of the owner's representative to act on behalf of the Owner is attached hereto as Exhibit "B", if applicable.
7. The street address of the property is: W. Ridgeland Ave. (Southeastern Quadrant of W. Ridgeland Ave. and East Frontage Rd.)
Ridgeland, Mississippi 39157
(and/or) Tax Parcel ID Number(s): 071F-24D-051/00.00; 071F-24D-052/00.00
071F-24D-053/00.00
8. A copy of a plat or map of the property certified by a licensed land surveyor is attached as Exhibit "C".
9. A vicinity map or plat depicting an area of at least 300' surrounding the subject property in all directions is attached to this Petition as Exhibit "D". The vicinity map includes the current zoning classification of all lands within 160' of the subject property.
10. The property is presently zoned MU-1, according to the official zoning map of Ridgeland, Mississippi.
11. Petitioner requests that it be granted a conditional use permit as authorized by Section 340.03.K of the Zoning Ordinance of the City of Ridgeland, Mississippi, dated February, 2014. **(Section of ordinance authorizing the specified conditional use).**

12. Petitioner intends to use the subject property for the following purpose(s) in accord with requested classification: Two five-story hotel structures with associated parking area and drive aisles, passenger loading and unloading, and swimming pool.

13. A site plan for development of the property as required by Section 600.09 of the Zoning Ordinance is attached as Exhibit "E".

14. Petitioner acknowledges that in order to assure consideration of the request contained in this Petition, Petitioner must present proof as to all matters required to be proved by Section 600.09 of the Zoning Ordinance. Petitioner must answer the following questions before filing this petition. The petition will not be accepted unless petitioner responds to each of the following questions:

a. Why does the Petitioner claim that the requested land use fits the site and is compatible with adjacent properties?

Hotels are permitted uses in the MU-1 zone, and hotels exceeding four stories are conditional uses in this zone. There are also other hotels in the same area and zone, including Home 2 Suites located south of development on same section of frontage road, as well as hotels on the other side of I-55 which exceed four stories (such as Hyatt Place Hotel and Embassy Suites). The area immediately adjacent to this proposal is vacant. The proposed development is also consistent with the Future Land Use Plan as well as several components of the Comprehensive Plan, including those which anticipate further high quality development of the I-55 frontage road area. This development complements the overall land use on the west of I-55 and could serve as a catalyst to further coordinated development of the surrounding parcels.

b. How will the proposed use impact traffic on adjacent streets and highways?

Ridgeland Avenue had acceptable levels of service in the 2012 Transportation Plan. Since then, roadway improvements have been made including widening of this "Collector" Street. The I-55 frontage road was also completed after that plan and provides even more improvements to traffic service in this area. It is anticipated that traffic generated from this development – with two full access ways onto West Ridgeland Avenue – will not result in substantial increased traffic and that roadways adjacent to development will still operate well within acceptable levels of service.

- c. Will the requested land use cause an adverse effect (noise, glare, odor, traffic, use, encroachment, etc.) on abutting property or the permitted use thereof? Please explain.

No, all surrounding properties are zoned MU-1. All city required buffers, setbacks, etc. will

be complied with in order to reduce any adverse impact to adjacent properties due to the

proposed use.

- d. What provision(s) have been made for ingress and egress to the subject property and structures located thereon with particular reference to automobile and pedestrian safety, traffic flow, and fire protection?

The proposed property will have 2 full access driveways onto W. Ridgeland Ave. Pedestrian connectivity will be provided between the two hotels. Adequate fire protection may be provided at the site; drive aisles are provided throughout the site to allow for fire truck access.

- e. What provision(s) have been made to provide adequate off-street parking and loading areas in conformance with Section 37.02 Off-Street Parking of this Ordinance?

The zoning ordinance requires 1 space per room + employee parking. However, hotels

only need 1 space per room because hotel patrons often share a car or use other forms

of transportation. Also, there are very few hotel employees on-site when most of the

parking spaces are occupied (at night).

- f. What provision(s) have been made for refuse storage areas and service areas to be screened from adjoining properties, and are the proposed improvements in conformance with Section 36.07 and Appendix 'D'?

There are 2 proposed dumpsters for this project. All dumpsters will be located within

enclosures that will screen all 4 sides. There will also be additional plantings around the

enclosures so as to reduce visibility from the ROW and adjacent properties.

- g. What provision(s) have been made for controlling drainage and erosion on/from the proposed site?

Proposed above ground and underground detention systems will reduce the proposed

runoff to less than or equal its predevelopment conditions. Erosion and sediment control

best management practices will include silt fencing, diversion ditches, check dams, inlet

protection, construction entrance, concrete washout area, etc. All City and DEQ requirements

will be followed.

- h. What provision(s) have been made for the availability and connection of utilities?

A road bore is proposed to gain access to the 8" water main across West Ridgeland Avenue to provide water service, which will include two 2" domestic meters, one 2" irrigation meter, and 2 fire line service connections. There are several available routes for sewer. Petitioner is in the process of securing the most feasible cost-effective solution for such service and will satisfy any and all applicable Ridgeland or DEQ requirements. Petitioner will provide this information to the City as soon as this option is finalized.

- i. What provisions(s) have been made for signage and lighting at the proposed site?

Light poles will be provided throughout the site and will be directed away from adjacent

properties. Two pylon signs are proposed along East Frontage Road. All applicable City

sign requirements and regulations will be followed.

- j. Does the proposed land use comply with required yards, Landscape Ordinance, and Tree Ordinance? If not, please explain.

Yes

- k. What provision(s) have been made with respect to hours of operation so as not to cause an adverse effect on neighboring properties?

Normal deliveries will occur between the hours of 7 AM and 9 PM. No residential uses are

located adjacent to the property that could be adversely impacted by deliveries.

1. What provision(s) have been made to adequately address any concern for safety?

There are no safety concerns presented by the proposed development.

- m. What provision(s) have been made to address any negative impact on the capacity of public facilities?

No negative impacts to public facilities are presented by the proposed development. The

public water and sewer have been determined to have capacity to serve the development.

The development will not impact the number of children attending city schools.

- n. What provision(s) have been made to minimize negative environmental and economic impacts?

An erosion control plan will be provided in order to minimize negative environmental impacts. Petitioner will comply with all applicable City and DEQ regulations. The hotels will enhance the tax base of the City of Ridgeland, generating additional ad valorem taxes. The patrons of the hotel will also spend money in nearby restaurants, shops and other businesses, thereby increasing sales tax revenues as well as adding to tourism opportunities in city. The development will not adversely impact property values and could serve as a catalyst for further development of the surrounding parcels.

- o. Does the proposed land use encroach upon flood hazard zones or airport approach zones?

No

- p. Are there any additional issues that should be addressed in this application?

Additional attached exhibits include a land description, plans showing the proposed
height of the hotels, an appraiser's report, and artist renderings.

15. Petitioner acknowledges that prior to approving any petition, a public hearing must be held in accordance with Section 600.15 of the Zoning Ordinance. At the public hearing the petitioner will be required to provide proof in the form of testimony and documents as to each of the matters listed in paragraph 14 of this petition.

16. Petitioner believes that the reasons set forth in this petition justify the granting of the conditional use permit.

17. Petitioner would show that the planned use of the property and the conditional use permit would be in harmony with the general purpose and intent of the land uses permitted in the use district where the property is located, and would not be injurious to the neighborhood or detrimental to the public welfare.

18. The required \$150.00 filing fee has been paid with the filing of this Petition.

Respectfully submitted,


PETITIONER

Dec 14, 2016
DATE

Prepared By and Return to:

Phillip M. Nelson
1220 Highway 51 North
Madison, Mississippi 39110
1-601-856-8869

14⁰⁰/_{#619}

537702

EXECUTOR'S DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned **HARRY L. CUMMINGS, EXECUTOR OF THE ESTATE OF JOSEPH E. DESMORE, DECEASED**, by virtue of the authority granted to him as Independent Executor by the Last Will and Testament of Joseph E. Desmore, Deceased, probated in the Chancery Court of Madison County, Mississippi, in Probate Action No. 2004-975, the said Joseph E. Desmore being the sole heir at law of Ruby Desmore nee Cummings, Deceased, as shown by the duly certified Order of The Circuit Court of Cook County, Illinois, County Department - Probate Division, Cause No. 03 P 7051, dated May 29, 2007, attached hereto as Exhibit "A", does hereby sell, convey and warrant unto **S. L. SETHI**, Grantee, the following described land and property lying and being situated in the County of Madison, State of Mississippi, to-wit:

A tract or parcel of land containing 2.097 acres, more or less, situated in Share 3, Joe Cummings Estate, as recorded in Deed Book 82 at page 84, in the office of the Chancery Clerk of Madison County, Mississippi, and being a part of Block 13, Highland Colony Subdivision, Madison County, Mississippi, and being more particularly described by Exhibit "B" (legal description and survey plat) attached hereto and made a part hereof for all purposes the same as if here fully copied in words and numbers.

This conveyance is made subject to all prior reservations, conveyances or leases of all oil, gas or other minerals of every kind and character lying in, on or under the subject property, however, Grantor does hereby convey and quitclaim unto Grantee all oil, gas or other minerals

EXHIBIT A
(1 of 3 - Share #4)

and mineral rights of every kind whatsoever not previously conveyed or reserved, if any.

Excepted from the warranty of this conveyance are all regulatory ordinances governing the use of the herein conveyed property, the nature, kind and suitability of access for ingress and egress, and applicable building codes and zoning ordinances which pertain to, regulate or restrict the use and enjoyment of the subject property.


By acceptance of this conveyance, Grantee expressly acknowledges that Grantee has had sufficient time and opportunity to inspect and satisfy Grantee as to the condition of the herein conveyed property and accepts the property in its present "AS-IS" condition with no warranty or representation by Grantor with respect to suitability of the property for any particular purpose or purposes. Grantee further acknowledges that the herein conveyed property may contain yazoo clay or other expansive clays and no warranty or representation is made by Grantor as to the condition of the soils or other conditions which might be found lying in, on or under the herein conveyed property.

Ad valorem taxes for the current year have been prorated between Grantor and Grantee as of the date of this conveyance and Grantee shall be responsible for the payment of the ad valorem taxes for the year 2007 and subsequent years when such taxes become actually known, due and payable.

WITNESS MY SIGNATURE on this the 19 day of June, 2007.

ESTATE OF JOSEPH E. DESMORE, DECEASED

BY:


HARRY L. CUMMINGS, Executor of the Estate
Joseph E. Desmore, Deceased

GRANTOR'S ADDRESS:

16601 Kenwood Avenue
South Holland, Illinois 60473
Ph: 708-339-1254

GRANTEE'S ADDRESS:

100 Trey Cove
 Madison, MS 39110
 Ph 601- 898-2024

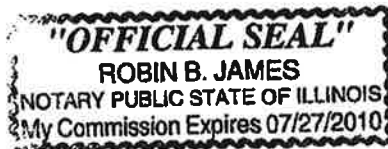
STATE OF ILLINOIS

COUNTY OF Cook

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this the 19 day of June, 2007, within my jurisdiction, the within named **Harry L. Cummings**, who acknowledged to me that he is the Executor of the Estate of Joseph E. Desmore, Deceased, Probate No. 2004-975 in the Chancery Court of Madison County, Mississippi, and that while acting in such representative capacity he executed the above and foregoing instrument of writing, after first having been duly authorized so to do and act.

Robin B. James
 NOTARY PUBLIC

My Commission Expires:

7-27-10INDEX IN:

Section 24, T7N-R1E,
 Madison County, MS

and in

Block 13, Highland Colony S/D
 Madison County, MS

3130
 3140

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - PROBATE DIVISION

Exh. b. f 'A'

BOOK 2206 PAGE 0046

I, HENRY A. BUDZINSKI Judge of the Circuit Court of Cook County, Illinois,
certify that DOROTHY BROWN was on the date of the attached certificate the duly
qualified clerk of this court and that the certificate was made by her and is in legal form.

JUNE 12, 2007

Judge

Judge's No.

OF COO

I, DOROTHY BROWN Clerk of the Circuit Court of Cook County, Illinois, certify that
HENRY A. BUDZINSKI was on the date of the above certificate a duly qualified judge of
this court and that the certificate was made by the judge.

Witness,

JUNE 12, 2007

Clerk of Court

COO

DOROTHY BROWN, CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - PROBATE DIVISION



PROBATE
CLERK

Estate of

JOSEPH E. DESMORE,

Deceased.

)
)
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No. 03 P 7051

0000028.1161

2007

4103

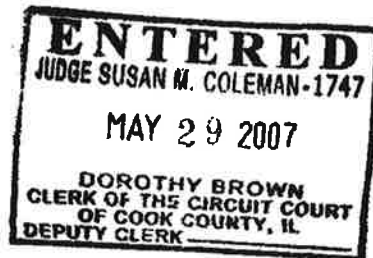
ORDER

[Handwritten signature]

This cause coming on to be heard on the Petition of Harry L. Cummings, Independent Executor of the Estate of Joseph E. Desmore, Deceased, to Establish Heirship of the Decedent's Surviving Spouse for the Sale of the Estate's Real Estate; due notice having been given and the Court being fully advised in the premises;

IT IS HEREBY ORDERED:

Joseph E. Desmore is the sole heir at law of Ruby Desmore nee Cummings, Deceased



ENTER:

[Handwritten signature: Susan Coleman 1747]
JUDGE

Mitchell S. Feinberg
CHUHAK & TECSON, P.C.
30 S. Wacker Drive - Suite 2600
Chicago, IL 60606
312-444-9300
Firm ID No. 70693

[Faint handwritten notes and stamps]

**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - PROBATE DIVISION**

Estate of

JOSEPH E. DESMORE,

Deceased.

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)
)
)
)

No. 03 P 7051

ORDER

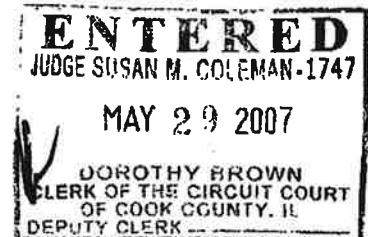
This cause coming on to be heard on the Petition of Harry L. Cummings, Independent Executor of the Estate of Joseph E. Desmore, Deceased, to Establish Heirship of the Decedent's Surviving Spouse for the Sale of the Estate's Real Estate; due notice having been given and the Court being fully advised in the premises;

IT IS HEREBY ORDERED:

Joseph E. Desmore is the sole heir at law of Ruby Desmore nee Cummings, Deceased

**COPY
OK TO
CERTIFY**

ENTER:



Susan Coleman 1747
JUDGE

Mitchell S. Feinberg
CHUHAK & TECSON, P.C.
30 S. Wacker Drive - Suite 2600
Chicago, IL 60606
312-444-9300
Firm ID No. 70693



IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - PROBATE DIVISION

Estate of

JOSEPH E. DESMORE,

No. 03 P 7051

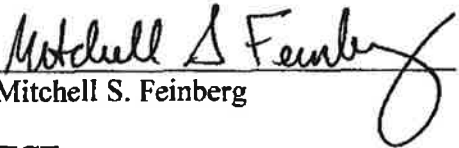
Deceased.



NOTICE OF MOTION

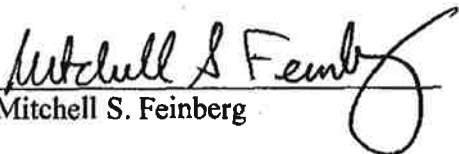
See Attached Service List

PLEASE TAKE NOTICE that on **May 25, 2007 at 10:00 a.m.**, or as soon thereafter as counsel may be heard. I shall appear before the Honorable Judge Susan M. Coleman, or any judge sitting in her stead in courtroom 1804 of the Richard J. Daley Center, Chicago, Illinois, and then and there present the attached **Petition to Establish Heirship of the Decedent's Spouse for the Sale of the Estate's Real Estate**, a copy of which is hereby served upon you.


Mitchell S. Feinberg

CERTIFICATE OF SERVICE

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that he served the attached document(s) referred to above by sending same to the person(s) listed above, via U.S. Mail, postage prepaid, at 30 S. Wacker Drive, Suite 2600, Chicago, Illinois, on **May 18, 2007**, before 5:00 p.m.


Mitchell S. Feinberg

Mitchell S. Feinberg
CHUHAK & TECSON, P.C.
30 S. Wacker Drive - Suite 2600
Chicago, IL 60606
312-444-9300
Firm ID No. 70693

**ESTATE OF JOSEPH E. DESMORE, DECEASED
CASE NO. 03 P 7051**

Residuary Legatees

Brenda W. Lashley
1612 N. Dorgenois Street
New Orleans, LA 70119

Rosalind W. Jackson
1105 East South Street
Opelousas, LA 70570

Melvin Williams
a/k/a Tracey Williams
18361 Bear Valley Road, #8
Hesperia, CA 92345

Sidney P. Desmore
971 Main Street, Apt. 1A
Hackensack, NJ 07601

Michael Anthony Dourousseau
419 South Academy Street
Opelousas, LA 70570

Harry D. Gabriel, Jr.
a/k/a Keith Gabriel, Jr.
1117 Stardust,
Lot #9, Trailer Park
Opelousas, LA 70570

Larry Gabriel
519 E. Madison
Opelousas, LA 70570

Craig Gabriel
314 Cenla Street
Opelousas, LA 70570

Dora Jackson
2506 Walnut Grove Court
Prealand, TX 77584

Gerald Jackson
314 Cenla Street
Opelousas, LA 70570

Demetric Williams
1105 East South Street
Opelousas, LA 70570

Pernell Gabriel
737 St. Cyr, #2
Opelousas, LA 70570

Thomas Boone, Jr.
1140 W. Bitters Road, Apt. 723
San Antonio, TX 78248

Deborah Tims
907 Gray Street South
Gulfport, FL 33707

Darnell Shaffer
2354 West Norfolk Avenue
Crete, IL 60417

Harry L. Cummings
16601 Kenwood Avenue
South Holland, IL 60473

**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - PROBATE DIVISION**

Estate of

JOSEPH E. DESMORE,

No. 03 P 7051

Deceased.



**PETITION TO ESTABLISH HEIRSHIP OF THE DECEDENT'S SPOUSE
FOR THE SALE OF THE ESTATE'S REAL ESTATE**

NOW COMES HARRY CUMMINGS ("Petitioner"), individually, and as Executor of the Estate of Joseph E. Desmore, Deceased, by and through his attorneys, CHUHAK & TECSON, P.C., and for his Petition to Establish Heirship of the Decedent's Surviving Spouse for the Sale of the Estate's Real Estate, states as follows:

1. Joseph E. Desmore (the "Decedent") died testate on July 21, 2003.
2. Harry Cummings was appointed the Independent Executor of the Estate of November 19, 2003.
3. The claims period expired on May 26, 2004.
4. Petitioner decided over the years to wait to sell two (2) parcels of real estate in the State of Mississippi, which is the reason this Estate continues to remain open. This was done due to the urbanization of that area in Mississippi; and as a result, those parcels of real estate once appraised at \$490,000 are currently under contract for a total of \$876,000.
5. The real estate consists of a 1.44 acre parcel and right nearby a 2.1 acre parcel, both of which are under separate contract.
6. There are no title issues with the 1.44 acre parcel.
7. Upon entering a contract and ordering title to sell the 2.1 acre parcel, it was discovered by the attorney in Mississippi that said title is not in the name of this Estate, but, rather,

titled in the name of Ruby Desmore. Ruby Desmore was the Decedent's wife for over 45 years when she passed away.

8. Ruby Desmore nee Cummings died April 3, 2001, and predeceased the Decedent (see Death Certificate of Ruby Desmore, attached hereto as Exhibit A).

9. Ruby Desmore was married once and only once, and that was to the Decedent on May 16, 1954 (see Marriage Certificate, attached hereto as Exhibit B).

10. There were no children ever born to or adopted by Ruby Desmore or the Decedent as a result of their marriage.

11. There were no children ever born to or adopted by Ruby Desmore.

12. Ruby Desmore was survived by her spouse (the Decedent), thereby making the Decedent herein the sole heir of the Estate of Ruby Desmore, Deceased.

13. It will benefit the Estate of Joseph E. Desmore, Deceased to sell the 2.1 acre parcel of real estate to S. L. Seth for the amount of \$500,000. The real estate was scheduled to be sold on May 22, 2007, but due to various issues the parties agreed to a short continuance for the sale.

14. According to the title company, in order to sell the 2.1 acre parcel of real estate in the State of Mississippi, it is required that there be a court order, adjudicating Joseph E. Desmore as the sole heir of Ruby Desmore. Ruby Desmore died leaving no Will and no other heirs besides Joseph E. Desmore.

15. According to Illinois law, 755 ILCS 5/5-3(a), the Probate Court "may ascertain and declare the heirship of any decedent to be entered of record in the court and any time during the administration of the estate without further notice **or, if there is no grant of administration, upon such notice and in such manner as the court directs.**" (emphasis added)

16. No estate has ever been opened for Ruby Desmore, deceased, it being believed years ago that she died with no probatable assets. However, since Petitioner has recently learned that

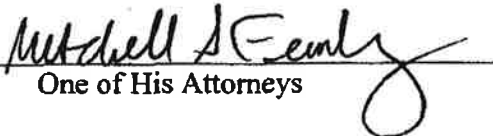
Ruby Desmore has one probate asset (the Mississippi real estate), and in order to transfer said property, a court adjudication in the State of Illinois declaring Joseph E. Desmore as Ruby Desmore's sole heir, is all that is needed. It is requested that this Court enter such an order, as that is an incontrovertible fact.

17. Notice has been provided to all the legatees listed on Amended Exhibit A of the Petition to Amend Exhibit A of Petition for Probate of Will and for Letters Testamentary of the Estate of Joseph E. Desmore, Deceased.

WHEREFORE, Petitioner, individually, and as Executor of the Estate of Joseph E. Desmore, Deceased, respectfully requests that this Court enter an Order declaring that Joseph E. Desmore is the sole heir at law of Ruby Desmore nee Cummings, deceased; or grant any other relief this Court deems just and appropriate.

Respectfully submitted,

HARRY CUMMINGS, Individually, and as
Executor of the Estate of Joseph E. Desmore,
Deceased

By: 
One of His Attorneys

Mitchell S. Feinberg
CHUHAK & TECSON, P.C.
30 S. Wacker Drive - Suite 2600
Chicago, IL 60606
312-444-9300
Firm ID No. 70693

VERIFICATION

Under penalties as provided by law pursuant to Section 735 ILCS 5/1-109, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he verily believes the same to be true.


HARRY CUMMINGS

Mitchell S. Feinberg
CHUHAK & TECSON, P.C.
30 S. Wacker Drive – Suite 2600
Chicago, IL 60606
312-444-9300
Firm ID No. 70693

REGISTRATION
DISTRICT NO. 15.18

REGISTERED
NUMBER

MEDICAL CERTIFICATE OF DEATH

605571

STATE OF ILLINOIS
COUNTY OF COOK
CITY OF CHICAGO

APR 9 2001

EXHIBIT

A

Blumberg No. 5200

I, JOHN L. WILHELM M.D., LOCAL REGISTRAR OF VITAL STATISTICS OF THE CITY OF CHICAGO, DO HEREBY CERTIFY THAT I AM THE KEEPER OF THE RECORDS OF BIRTHS, STILLBIRTHS AND DEATHS FOR THE CITY OF CHICAGO, BY VIRTUE OF THE LAWS OF THE STATE OF ILLINOIS AND THE ORDINANCES OF THE CITY OF CHICAGO, THAT THE ACCOMPANYING CERTIFICATE ON THIS SHEET IS A TRUE COPY OF A RECORD KEPT BY ME IN OBRINANCE OF SAID LAW AND ORDINANCES.

[illegible]

**THIS CERTIFICATE COPY VALID WHEN
MULTICOLOR SIGNATURE SEAL IS
AFFIXED.**

BOOK 2206 PAGE 0055

CITY OF CHICAGO
DEPARTMENT OF PUBLIC HEALTH



CERTIFICATION OF VITAL RECORDS

COUNTY OF COOK

STATE OF ILLINOIS

OFFICE OF THE COUNTY CLERK

DAVID B. ORR

DEPARTMENT OF VITAL RECORDS

RESIDE

CHICAGO

ILLINOIS

MAY 15 1900

THIS CERTIFICATE IS VALID IN THE COUNTY OF COOK AND STATE OF ILLINOIS

1900

1900

1900

1900

1900

1900

1900



VOID IF ALTERED OR ERASED

BOOK 2206 PAGE 0056



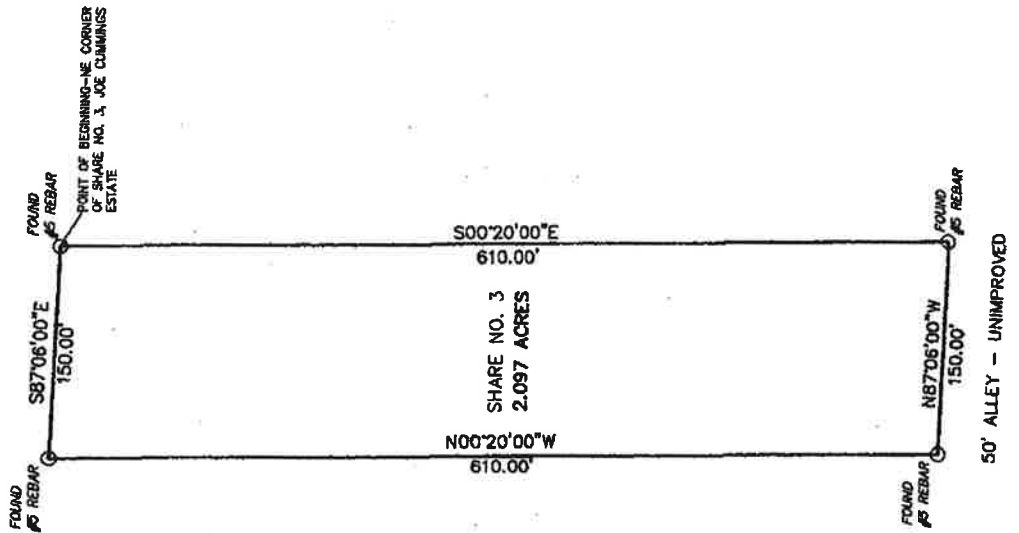
Exhibit B'
PROPERTY DESCRIPTION

BOOK 2206 PAGE 0057

A parcel of land containing 2.097 acres situated in Share 3, Joe Cummings Estate, as recorded in Deed Book 82 at page 84 in the office of the Chancery Clerk of Madison County, Mississippi and being more particularly described as follows:

Begin at the Northeast corner of said Share No. 3 and run South 00 degrees 20 minutes 00 seconds East for a distance of 610.00 feet to the Northern Right-of-Way Line of a 50 foot alley (unimproved); thence North 87 degrees 06 minutes 00 seconds West along said Northern Right-of-Way Line for a distance of 150.00 feet; leaving said Northern Right-of-Way Line, run thence North 00 degrees 20 minutes 00 seconds West for a distance of 610.00 feet; thence South 87 degrees 06 minutes 00 seconds East for a distance of 150.00 feet to the Point of Beginning.





BOOK 2206 PAGE 0058

Wise Land Surveying, Inc. certifies that this plat is a correct representation of the conditions as they exist on this date and that there are no encroachments of buildings or improvements except as noted on this plat.

This parcel is located in Flood Zone X per Community Panel Number 28089C0320.D Dated APRIL 15, 1994

DEED: Book 82 Page 406 Plat: Book 84 Page 214 Cabinet
SURVEY CLASS: B

The referenced meridian used for this survey is from deed description.



WISE LAND SURVEYING, INC.
230 CHRISTOPHER COLE • RIDGELAND, MISSISSIPPI 39157 • (601) 600-4332

PLAT OF SURVEY
OF
SHARE NO. 3, JOE CUMMINGS ESTATE,
RIDGELAND, MADISON COUNTY, MISSISSIPPI

PROJECT No.: W04-111	DRAWING No.: 111.DWG
DRAWN BY: WISE	CHECKED BY: WISE
SCALE: 1"=100'	DATE: 11/15/06 SHEET 1 of 1

MADISON COUNTY MS. This instrument was filed for record JUNE 22, 2007 at 11:05 A.M.

Book 2206 Page 43
ARTHUR JOHNSTON, C. C.

BY: [Signature] D.C.



BOOK 3352 PAGE 362 DOC 01 TY W
INST # 786115 MADISON COUNTY MS.
This instrument was filed for
record 6/15/16 at 4:22:42 PM
RONNY LOTT, C.C. BY: ILB D.C.

PREPARED BY:

Don A. McGraw, Jr. - MSB# 2621
Montgomery McGraw, PLLC
P. O. Box 1039
Canton, MS 39046
601-859-3616

RETURN TO:

Don A. McGraw, Jr.
Montgomery McGraw, PLLC
P. O. Box 1039
Canton, MS 39046
601-859-3616

pa
1200
931

INDEXING: SE1/4 of Section 24, Township 7 North, Range 1 East, Madison County, Mississippi.

STATE OF MISSISSIPPI
COUNTY OF MADISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged:

GRANTORS:

RONALD CUMMINGS
335 Knob Hill Dr.
Jackson, MS 39209
Phone: 601-397-3085

REGINALD CUMMINGS
2144B Hwy 51
Madison, MS 39110
Phone: 601-212-2928

KENNETH CUMMINGS

2144B Hwy 51
Madison, MS 39110
Phone: 601-720-6208

do hereby sell, convey and forever warrant unto:

GRANTEE:

RIDGELAND HOSPITALITY, LLC, a Mississippi Limited Liability Company
115 West Jackson St., Suite 2D
Ridgeland, MS 39157
Phone: 601-488-4657

EXHIBIT A
(2 of 3 – Share #5)

the following described real property lying and being situated in the City of Ridgeland, Madison County, Mississippi, to wit:

A PARCEL OF LAND CONTAINING 2.09 ACRES (90,909.09 SQUARE FEET), MORE OR LESS, BEING SHARE NUMBER 5 OF THE JOE CUMMINGS ESTATE DIVISION (PLAT LOCATED IN DEED BOOK 82 PAGE 84 OF THE MADISON COUNTY LAND RECORDS), SITUATED IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 1 EAST, MADISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

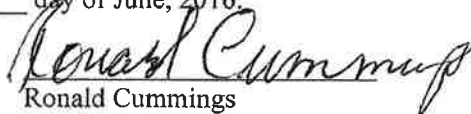
COMMENCE AT A FOUND IRON PIPE MARKING THE NORTHEAST CORNER OF SHARE NUMBER 5 OF THE JOE CUMMINGS ESTATE DIVISION, SAID PIPE ALSO BEING THE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING RUN S00°18'39"E FOR A DISTANCE OF 606.98 FEET (PLAT S00°20'W 610.0 FEET) TO A FOUND IRON PIPE ON THE NORTH LINE OF A 50' WIDE ALLEY (UNIMPROVED); THENCE RUN ALONG SAID NORTH LINE OF ALLEY N87°09'06"W FOR A DISTANCE OF 150.00 FEET (PLAT N87°06'W); THENCE N00°18'39"W FOR A DISTANCE OF 606.98 FEET (PLAT N00°20'E FOR 610.0 FEET); THENCE S87°09'06"E FOR A DISTANCE OF 150.00 FEET (PLAT S87°06"E) TO THE POINT OF BEGINNING.

WARRANTY OF THIS CONVEYANCE is subject to the following exceptions, to wit:

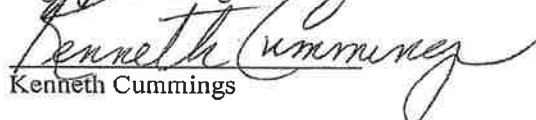
1. City of Ridgeland and County of Madison, Mississippi, ad valorem taxes for the year 2016, which shall be prorated to the dated hereof.
2. City of Ridgeland, Mississippi, Zoning and Subdivision Regulations Ordinance, as amended.
3. Reservations, conveyances and/or leases of record in regard to the oil, gas and other minerals lying in, on and under the subject property.
4. Rights-of-way and easements for roads, power lines and other utilities and restrictive covenants of record.

The subject property is no part of the homestead of the Grantors.

WITNESS OUR SIGNATURES this the 15 day of June, 2016.


Ronald Cummings


Reginald Cummings


Kenneth Cummings

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 15th day of June, 2016, within my jurisdiction, the within named **Ronald Cummings** who acknowledged that he executed the above and foregoing instrument.

MY COMMISSION EXPIRES 1-18-2019
(SEAL)



Madison
NOTARY PUBLIC

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 15th day of June, 2016, within my jurisdiction, the within named **Reginald Cummings** who acknowledged that he executed the above and foregoing instrument.

MY COMMISSION EXPIRES 1-18-2019
(SEAL)



Madison
NOTARY PUBLIC

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 15th day of June, 2016, within my jurisdiction, the within named **Kenneth Cummings** who acknowledged that he executed the above and foregoing instrument.

MY COMMISSION EXPIRES 1-18-2019
(SEAL)



Madison
NOTARY PUBLIC

The undersigned, being owners in differing proportions of Lot 1 and Lot 8, and parts of Lots 2 and 7 East of the Super Highway, and Lot 6 and parts of Lots 2 and 7, West of the Super Highway, all in Block 13 of Highland Colony Subdivision, in Section 24, Township 7 North, Range 1 East, Madison County, Mississippi, and having agreed among ourselves upon a partition of the surface of said lands, do hereby perfect said partition by allocating and conveying to each other as follows:

1. For the consideration hereinafter named, Missouri Cummings does hereby convey her 1/13th interest in the 27.89 acres East of the Super Highway to the other signatories named below;

2. In exchange for the above conveyance, all signatories, except Missouri Cummings, do hereby convey their undivided 6/13ths interest in Lot 6 (5.48 acres), and their 12/13ths interest in that part of Lots 2 and 7 West of the Super Highway (2.52 acres) unto said Missouri Cummings;

3. It is further understood and agreed that a street or alley fifty (50) feet in width has been opened along the line dividing Lots 1 and 2 from Lots 7 and 8 East of the Super Highway, and there have been surveyed and laid off six (6) lots North of the proposed street or alley (lots 1 through 6), and six (6) lots South of the proposed street or alley (lots 7 through 12). There is attached to this instrument, marked Exhibit "A", and made a part hereof, a survey of those parts of Lots 1, 2, 7 and 8 East of the Super Highway, made under date of May 23, 1961, by M. H. James and Son, and lots so shown on said plat of said survey are hereby allocated to the signatories hereto, other than Missouri Cummings, as follows:

Share No. 1 to Curtis Cummings;

Share No. 2 to Lauree Shearer;

Share No. 3 to Ruby Desmore;

Share No. 4 to Harry Cummings;

Share No. 5 to John Cummings;

Share No. 6 to Andy King and his children, Charles King, Andy King, Jr., and Joseph King;

Share No. 7 to Mable Price;

Share No. 8 to Lillie Cummings;

Share No. 9 to Margree Griffin;

Share No. 10 to Daisy Logan;

Share No. 11 to Joseph Cummings; and

Share No. 12 to Fred Cummings.

EXHIBIT A
(3 of 3 - Share #6)

Further to effectuate said partition and allocation, each of the signatories hereto - Andy King and children considered as one unit - hereby convey to each of the other signatories their respective shares in the twelve lots East of the Super Highway, and to Missouri Cummings all their interest in those parts of Lots 2 and 7 West of the Super Highway and their interest in Lot 6 West of the Super Highway.

All signatories hereto are adult except Charles King and Joseph King, and with respect to them, it is recited that the disabilities of minority of said minors were removed partially, for the purpose of consummating this partition and allocation as follows:

As to Charles King, by decree of the Chancery Court of Hinds County, Mississippi;

As to Joseph King, by decrees of the Chancery Court of Madison County, Mississippi.

No partition of interest in oil, gas and other minerals is hereby made, but only the surface.

Taxes for the year 1961 shall be paid, as to the several shares, both East and West of the Super Highway, by the respective party hereby being vested with title to his or her share.

Executed this, ^{June}~~May~~ 7, 1961.

Andy King ✓
Andy King
Charles King
Charles King
Joseph King
Joseph King
Andy King Jr. ✓
Andy King, Jr.

Missouri Cummings ✓
Missouri Cummings
Curtis Cummings ✓
Curtis Cummings
Lauree Shearer ✓
Lauree Shearer
Ruby Desmize ✓
Ruby Desmize
Harry Cummings ✓
Harry Cummings
John Cummings ✓
John Cummings
Mable Price ✓
Mable Price
Lillie Cummings ✓
Lillie Cummings
Margree Griffin ✓
Margree Griffin
Daisy Logan ✓
Daisy Logan
Joseph Cummings ✓
Joseph Cummings
Fred Cummings ✓
Fred Cummings

December 9, 2016

City of Ridgeland

Re: Ridgeland Hospitality, LLC Petition

To Whom It May Concern:

As current owners of respective land, we hereby give consent to Ridgeland Hospitality, LLC to submit their conditional use petition.

Sincerely,

Gene King
Jonita Brown

EXHIBIT B
(1 of 2)

December 9, 2016

City of Ridgeland

Re: Ridgeland Hospitality, LLC Petition

To Whom It May Concern:

As current owners of respective land, we hereby give consent to Ridgeland Hospitality, LLC to submit their conditional use petition.

Sincerely,

*Harry Cummings AKA
Harry Cummings, Jr.
Attorney-in-fact for
Myrtle R. Southard*

EXHIBIT B
(2 of 2)

Wofford Consulting, LLC

Real Estate Services

P. O. Box 3041
Madison, MS 39130-3041

December 13, 2016

William C. Smith, III
Watkins & Eager, PLLC
P. O. Box 650
Jackson, MS 39206

RE: Proposed Hotel Development in Ridgeland, MS at the Intersection of West Ridgeland Avenue and I-55 frontage road (on east of interstate)

This letter is in response to your inquiry as to whether the referenced proposed hotel development will depreciate property values. My experience and education include a Bachelor's of Science Degree in Accounting from Mississippi State University in 1979. I am a MS Certified Appraiser and hold a MAI Designation from the Appraisal Institute. I have more than exceeded my continuing education requirements. I have been appraising properties throughout Mississippi for 15 years and have been involved in over 500 commercial property valuations, including properties in Ridgeland, Mississippi. I am familiar with the area of the proposed development. I offer the following impartial and objective comments regarding the referenced hotel development.

I have examined materials related to the proposed development of two hotels in Ridgeland on the I-55 frontage road (east side) at its intersection with West Ridgeland Avenue, including artists renderings and a site plan, and have conducted a visual examination of this area as well. My understanding from a review of materials provided is that the developer needs a conditional use permit to build each hotel in excess of four stories; both hotels (with 297 total rooms) are proposed to be five stories. The proposed development is aesthetically very attractive and complements the Renaissance development on the opposite side of the interstate, which includes a hotel and other buildings that also exceed four stories. In my opinion, the development will not have a negative effect on property values in the area. The development, instead, will increase land values. The properties adjacent to the proposed development are vacant. The development will add to the ad valorem and sales tax revenues of the City and could serve as a catalyst for further development in this largely undeveloped area of the City.

Please feel free to contact me if you have any questions or I can be of further assistance.

Regards,

Tracy K. Wofford, MAI

EXHIBIT F
(1 of 7)

Wofford Consulting, LLC

Real Estate Services

P. O. Box 3041
Madison, MS 39130-3041

December 13, 2016

William C. Smith, III
Watkins & Eager, PLLC
P. O. Box 650
Jackson, MS 39206

Via email: Robert Ireland <rireland@watkinseager.com>

RE: Proposed Ridgeland Hospitality, LLC Hotel Development
SEQ I-55 Frontage Road and W. Ridgeland Avenue
Ridgeland, MS

This letter is in response to your inquiry as to whether the referenced proposed hotel development will depress the surrounding property values.

My experience and education include a Bachelor's of Science Degree in Accounting from Mississippi State University in 1979. I am a MS Certified Appraiser and hold MAI and AI General Review Appraiser (AI-GRS) Designations from the Appraisal Institute. I have met my continuing education requirements. I have been appraising properties throughout Mississippi for 17 years and have been involved in over 600 commercial property valuations, including properties in Ridgeland, MS. I am knowledgeable about the subject market. The purpose of this review is to provide support for a conditional use permit to build 2 hospitality structures in excess of 4 stories. My extensive training and vast experience prepare me to be offer an unbiased prospective.

The scope of this review includes:

1. A physical visited of the subject vacant site and surrounding area.
2. A review of the site plan and artist renderings.

The Ridgeland Hospitality, LLC development is a 5.27-acre site on the east side of Interstate 55 at the intersection of the I-55 Frontage Road with West Ridgeland Avenue. The site is zoned Multi-Use 1 (MU-1) which allows for a variety of uses. The highest and best use is obviously some type of intense highway commercial. A hospitality property is legally possible.

The proposed improvements will include two 5-story buildings encompassing 297 guest rooms. The renderings depict an appealing, updated architectural design. The site plan reveals an efficient layout with sufficient shared parking. The site is outside any flood hazard zones and has no noted environmental issues. It has adequate size and shape and topography. It has good interstate visibility with 95,000 vehicles per day. It has ready access via the Old Agency Interchange to the south and the new Colony Park Boulevard Interchange to the north. Thus, the proposed development is physically possible and has characteristics that make it a logical hospitality site.

**Legal Description
For
Ridgeland Hospitality, LLC
Hotel Proposal on West Ridgeland Avenue**

A tract or parcel of land containing **5.27 acres**, more or less, lying and being situated in the Southwest $\frac{1}{4}$ of Section 24, Township 7 North, Range 1 East, Madison County, Mississippi and being more particularly described by metes and bounds as follows:

Beginning at a found $\frac{1}{2}$ inch iron pin marking the Northeast corner of Share #5, Joe Cummings Estate as recorded in Deed Book 82, Page 84 in the Office of the Chancery Clerk of Madison County; thence

South 87 degrees 20 minutes 55 seconds East along the South right of way of West Ridgeland Avenue for a distance of 150.22 feet the Northeast corner of Share # 4 of said Joe Cummings Estate to a set $\frac{1}{2}$ inch iron pin; thence

South 00 degrees 25 minutes 41 seconds East along the East line of Share #4 of said Joe Cummings Estate for a distance of 607.15 feet to a set $\frac{1}{2}$ inch iron pin marking the North right-of-way of a 50 foot wide undeveloped alley; thence

North 87 degrees 17 minutes 45 seconds West along said North line of the undeveloped 50 foot alley for a distance of 338.99 feet to a set $\frac{1}{2}$ inch iron pin marking the East right of way of Interstate 55 – Frontage Road; thence

North 15 degrees 17 minutes 08 seconds West along said East right of way of Interstate 55 – Frontage Road for a distance of 181.08 feet to a found concrete right of way marker; thence

North 00 degrees 21 minutes 05 seconds West along said East right of way of Interstate 55 – Frontage Road for a distance of 434.28 feet to a set $\frac{1}{2}$ inch iron pin marking said South right of way of West Ridgeland Avenue; thence

South 87 degrees 20 minutes 55 seconds East along said South right of way of West Ridgeland Avenue for a distance of 234.69 feet the **Point of Beginning**.

This description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83/CORS 96 (EPOCH 2002.000), grid values, using a combined factor of 0.999941137 and a Convergence Angle of 00 degrees 06 minutes 07.49101 seconds developed on NGS Monument Q-23-2.

Prepared by:
Benchmark Engineering and Surveying, LLC
101 Highpointe Court, Suite B
Brandon, MS 39042

(601) 591-1077 Office
(601) 591-0711 Fax
Email: mlove@benchmarkms.net

**EXHIBIT F
(3 of 7)**

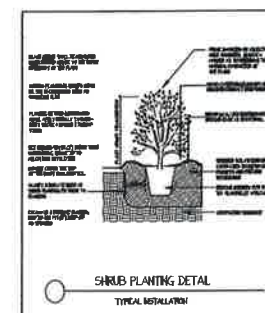
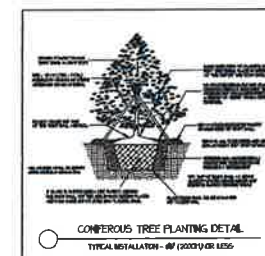
12/12/2016



EXHIBIT F
(4 of 7)



EXHIBIT F
(5 of 7)

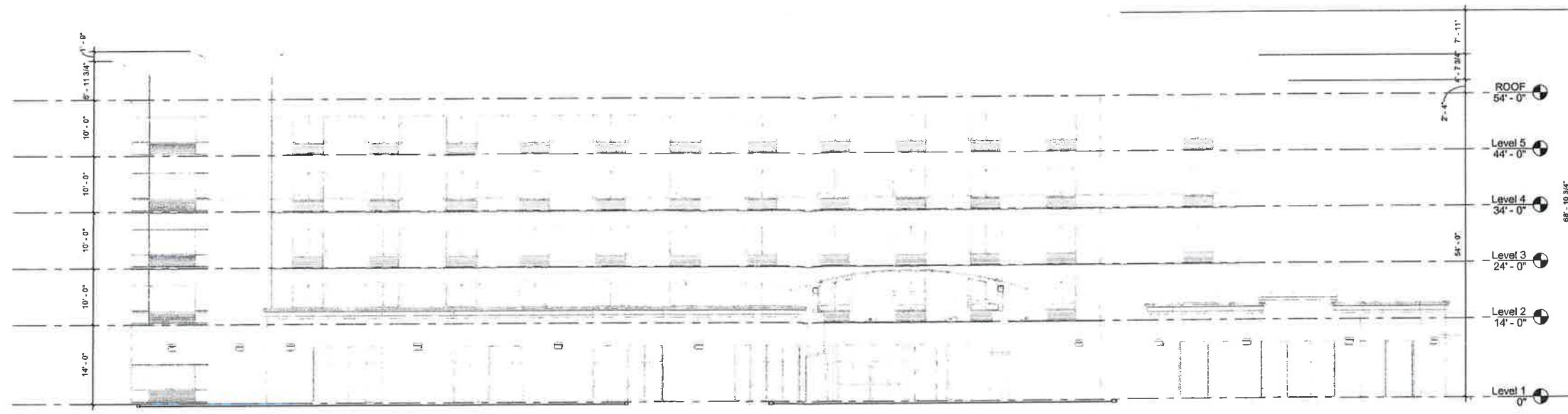
 HYBRID BERMLDA SODEXHIBIT F
(6 of 7)

SCALE	$f = 30' = 0'$	PROJECT NO.	
DRAWN BY	WJ		
CHECKED BY	WJ	SHEET NO.	
DATE	12-08-2006		1 OF 1
DATE OF PRINT			

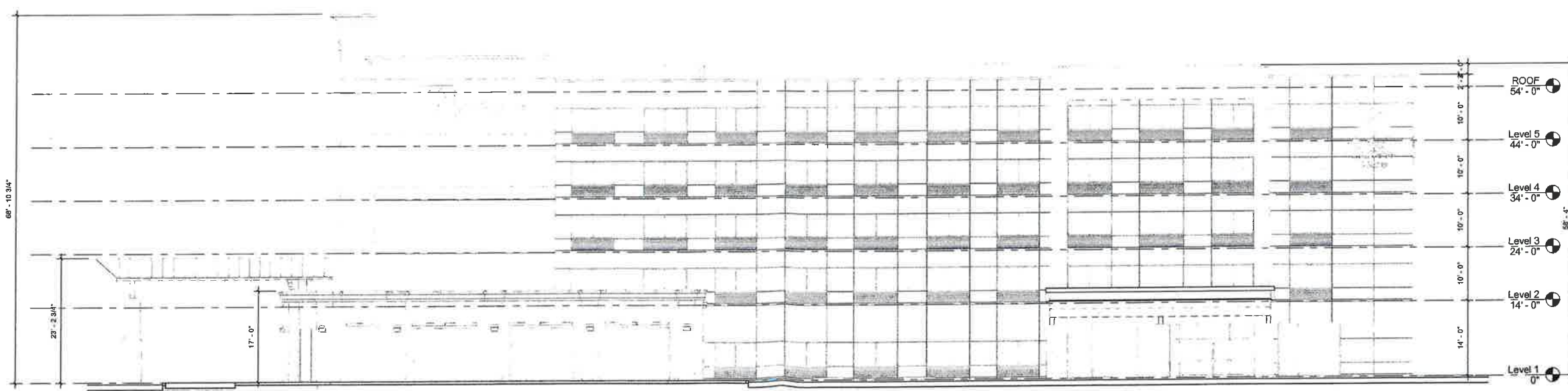
Line	Item	Quantity	Unit
A	Total Existing Canopy Coverage of site	236,600	(Square Feet)
B	Baseline for Mitigation (Line A times 20 divided by 43,560SF)	109	(Mitigation Trees)
C	Existing Canopy Coverage to be Preserved	0	(Square Feet)
D	Preservation Tree Credit (Line C divided by 1000 SF)	0	(Mitigation Trees)
E	Total Mitigation Requirement (Line B minus Line D)	109	(Mitigation Trees)
F	Mitigation Option A - On-site Mitigation (Number of Mitigation Units Applicant prefers to use for On-site Mitigation)	44	(Mitigation Trees)
G	Mitigation Option B - Contribution to the In-Lieu Fund (Line E minus Line F times \$300.00)	\$89,500	(Dollars)

Note: Preservation, On-Site Mitigation, Contribution to the In-Lieu Fund, or a combination thereof can be used at the discretion of the Applicant to satisfy the Mitigation requirements.

Note: Preservation, On-Site Mitigation, Contribution to the In-Lieu Fund, or a combination thereof can be used at the discretion of the Applicant to satisfy the Mitigation requirements.



1 North Elevation
A200
3/32" = 1'-0"



2 West Elevation
A200
3/32" = 1'-0"

EXHIBIT F
(7 of 7)

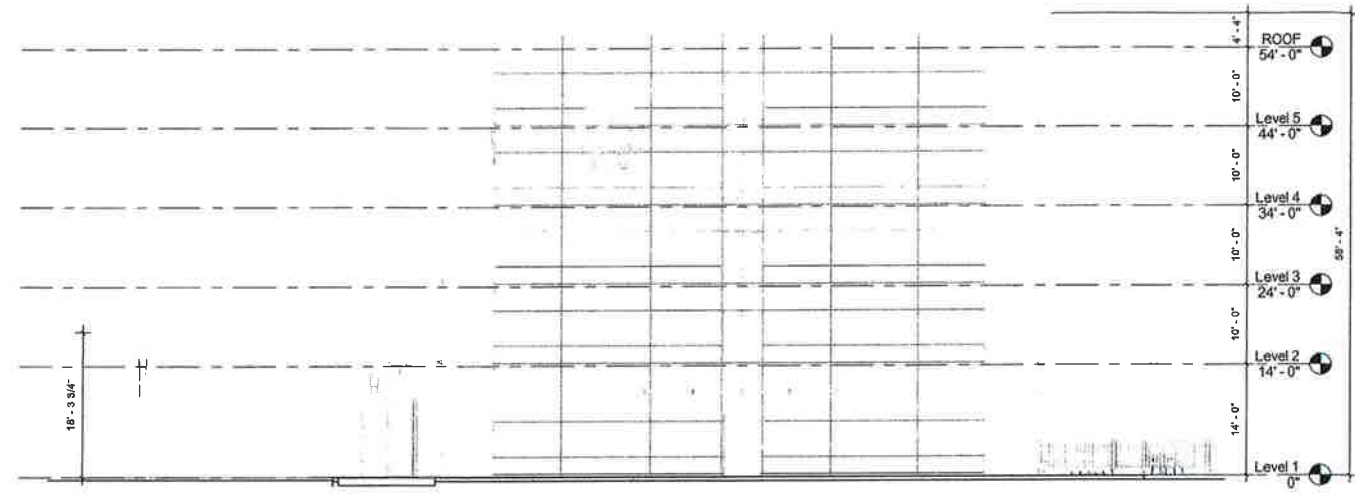
FL COA: AA26001254		
No.	DESCRIPTION	DATE

Holiday Inn & Holiday Inn Express
Hotel
Ridgeland, Mississippi

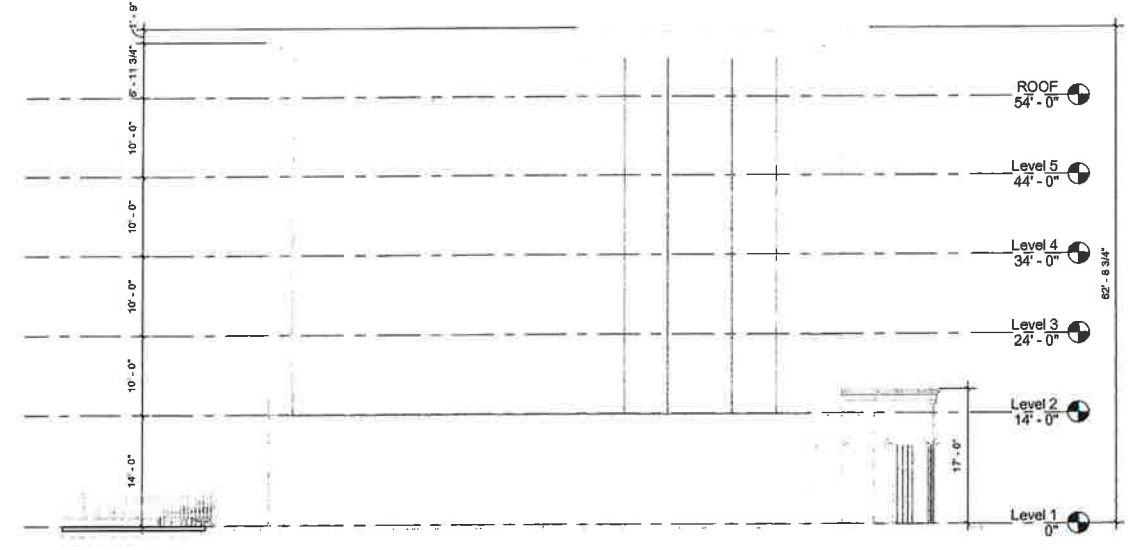


dlw
architects
542 Douglas Avenue
Oviedo, FL 32765
727.736.6000
www.dlwarchitects.com
ESTABLISHED 1957

DRAWN
Author
EDIT DATE
12/9/2016 3:10:28 PM
ISSUE DATE
11/1/2015
SCALE
3/32" = 1'-0"
JOB NUMBER
16-033
PROJECT STATUS
SHEET NAME
BUILDING ELEVATIONS
PERMIT No.
SHEET NUMBER
A200



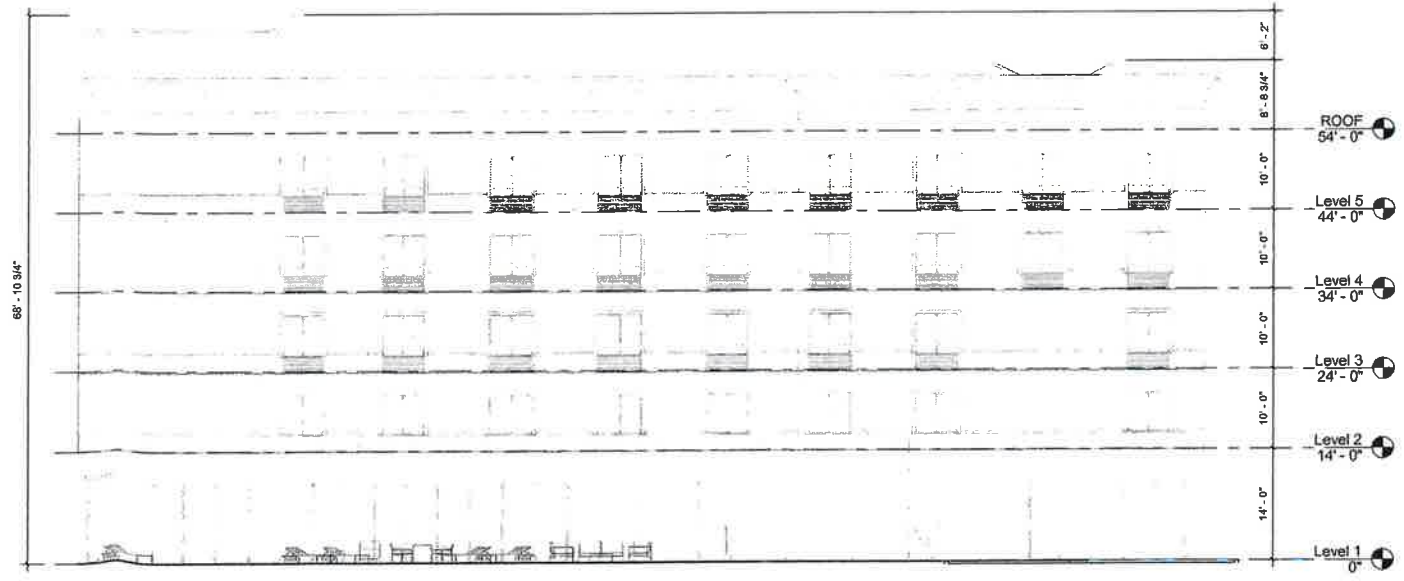
1 South Elevation
A201 3/32" = 1'-0"



4 East Elevation
A201 3/32" = 1'-0"



2 East Elevation Pool Deck
A201 3/32" = 1'-0"



3 South Elevation Pool Deck
A201 3/32" = 1'-0"

FL COA: AA26001254		
No.	DESCRIPTION	DATE

Holiday Inn & Holiday Inn Express
Hotel
Ridgeland, Mississippi



dlw
architects
642 Douglas Avenue
Dunedin, FL 34698
727.736.9000
www.dlwarchitects.com
established 1981

DRAWN	Author
EDIT DATE	12/20/16 3:10:31 PM
ISSUE DATE	11/6/15
SCALE	3/32" = 1'-0"
JOB NUMBER	16-033
PROJECT STATUS	
SHEET NAME	BUILDING ELEVATIONS
PERMIT No	

SHEET NUMBER
A201



Pyle, Mills, Dye & Pittman

ATTORNEYS AT LAW

800 AVERY BOULEVARD NORTH, SUITE 101
RIDGELAND, MISSISSIPPI 39157

John P. Scanlon

Telephone:
(601) 957-2600
Telecopier:
(601) 957-7440

January 10, 2017

Mayor Gene McGee
Alderman Ken Heard
Alderman Chuck Gautier
Alderman Kevin Holder
Alderman Brian Ramsey
Alderman Scott Jones
Alderman Wesley Hamlin
Alderman D. I. Smith
Post Office Box 217
Ridgeland, MS 39158

RE: Zoning Report for January 5, 2017

Dear Gentlemen:

We report on the Zoning Board meeting of January 5, 2017. Enclosed for your consideration, please find the following:

1. Minutes of the January 5, 2017, Zoning Board meeting.
2. Ordinance Approving the Petition and Application for Conditional Use Permit for The Rusty Chandelier Ridgeland.
3. Resolution Denying the Petition and Application for Conditional Use Permit for The Rusty Chandelier Ridgeland.
4. Ordinance Approving the Petition and Application for Conditional Use Permit for Elks Development, LLC.
5. Resolution Denying the Petition and Application for Conditional Use Permit for Elks Development, LLC.
6. Ordinance Approving the Petition and Application for Conditional Use Permit for Ridgeland Hospitality, LLC.
7. Resolution Denying the Petition and Application for Conditional Use Permit for Ridgeland Hospitality, LLC.

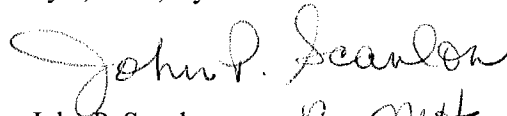
Pyle, Mills, Dye & Pittman

Mayor Gene McGee and
Board of Aldermen of the
City of Ridgeland, MS
January 10, 2017
Page 2

If you have any questions or require additional information, please do not hesitate to call us.

Sincerely,

Pyle, Mills, Dye & Pittman


John P. Scanlon *By MTH*

JPS/mmh
Enclosure(s)

cc: Zoning Board Members

MINUTES OF THE MEETING
OF THE ZONING BOARD
OF THE CITY OF RIDGELAND, MISSISSIPPI

A meeting of the Zoning Board of the City of Ridgeland, Mississippi (the "Board") was duly called, held and conducted on Thursday, January 5, 2017, at 6:00 o'clock p.m. in the Ridgeland City Hall in the City of Ridgeland, Madison County, Mississippi.

The following members were present, to-wit:

Bernie Giessner
Larry Miller
Michelle Caballero
Mark Irby
Walter Cox
Julius Murray
Drew Malone

Absent:

Rhett Stubblefield

Also present:

John Scanlon, Attorney
Matt Dodd, City of Ridgeland

* * * * *

Chairman Bernie Giessner called the meeting to order. Roll was called by the Vice Chairman, who announced that a majority of the voting members of the Board were present and that said number constituted a quorum to conduct business.

Chairman Giessner led the Pledge of Allegiance opened the meeting with prayer.

All members of the Board acknowledged receipt of the agenda and the agenda was as follows:

1. Call to Order/Invocation.
2. Adoption of Minutes.

3. Public Hearing for Petition and Application for Conditional Use Permit for Marta Angelica Viveros Secena (Church) - *Petitioner*
Property Address/Description: 717 Rice Road
(January 5, 2017)
4. Public Hearing for Petition and Application for Conditional Use Permit for The Rusty Chandelier Ridgeland - *Petitioner*
Property Address/Description: 588B Hwy. 51
(January 5, 2017)
5. Public Hearing for Petition and Application for Conditional Use Permit for Elks Development, LLC - *Petitioner*
Property Address/Description: 100 Dyess Road
(January 5, 2017)
6. Public Hearing for Petition and Application for Conditional Use Permit for Ridgeland Hospitality, LLC - *Petitioner*
Property Address/Description: W. Ridgeland Ave. and I-55 Frontage Road E.
(January 5, 2017)
7. Old Business/New Business
8. Adjourn

The Board considered the Minutes of the November 3, 2016, meeting. Mr. Cox moved to approve the minutes. The motion was seconded by Mr. Malone and approved unanimously.

The next matter of business was the Public Hearing for Petition and Application for a Conditional Use Permit for Marta Angelica Viveros Secena (Church). Petitioner was not present, therefore Board Members suggested to move the hearing to the end of the agenda to see if Petitioner arrived later.

Public Hearing for Petition and Application for a Conditional Use Permit for The Rusty Chandelier Ridgeland

There was next a Public Hearing on the Petition and Application for a Conditional Use Permit for The Rusty Chandelier Ridgeland for property located at 588B Hwy. 51. The subject property is zoned I-1. Katy Jones and Courtney Warren appeared and spoke on behalf of the Petitioner. Also present in support of the Petition was David Mosell, leasing broker for Speed Commercial Realty. Petitioners propose to operate a retail, upscale antique vendor market on the subject property. Petitioners answered questions of Zoning Board members. Petitioners plan for open business hours and days of operation to be four days per month – first Thursday through Sunday of each month. Petitioners told board members they plan to improve the existing parking lot by paving and adding additional spaces.

There was no opposition to the conditional use.

On motion by Mrs. Caballero and seconded by Mr. Murray, the Board voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the requested conditional use permit to allow the operation of a retail, upscale antique vendor market on the subject property.

**Public Hearing for Petition and Application for a
Conditional Use Permit for Elks Development, LLC**

There was next a Public Hearing on the Petition and Application for a Conditional Use Permit for Elks Development, LLC for property located at 100 Dyess Road. The subject property is zoned C-2A and is the former site of the Ralph & Kacoo's, including the parking lot and is adjacent to the Wendy's. Matt Brooks appeared and spoke on behalf of the Petitioner. Petitioner proposes to operate a quick service, fast food restaurant (Hardee's) on the subject property.

There was no opposition to the conditional use.

On motion by Mrs. Caballero and seconded by Mr. Malone, the Board voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the requested conditional use permit to allow the operation of a quick service, fast-food restaurant on the subject property.

**Public Hearing for Petition and Application for a
Conditional Use Permit for Ridgeland Hospitality, LLC**

There was next a Public Hearing on the Petition and Application for a Conditional Use Permit for Ridgeland Hospitality, LLC for property located at W. Ridgeland Ave. (Southeastern Quadrant of W. Ridgeland Ave. and I-55 East Frontage Road). The subject property is zoned MU-1. Petitioner proposes to operate two five-story hotel structures on the subject property. Petitioner's attorney, William Smith appeared and spoke on behalf of the Petitioner along with four property owners. Mr. Smith handed out exhibits for the record which are made attachments to these minutes. Exhibits are as follows:

1. Future Land Use Plan and excerpt
2. Zoning Map and excerpt
3. 2009 Comprehensive Plan
4. Ridgeland Area Master Plan (RAMP) Excerpts
5. Collective Exhibit for Ridgeland and Madison County Population
 - a. Census Information from Ridgeland
 - b. Market Profile Madison County
 - c. 2009 Comprehensive Plan Excerpts

- d. 1-3-5 mile Radius Business Data
- 6. STR, Inc. Report on Hotel Occupancy/Usage
- 7. Madison County Business League Feasibility Study
- 8. Updated Landscape Plan
- 9. 2012 Transportation Plan Excerpts

Mr. Smith took questions from Zoning Board members. Specific questions regarding parking were asked because the Zoning Ordinance requires one (1) space per room, plus employee parking. The hotel plan presented calls for fewer; thus, a variance request would be required. Mr. Smith stated that hotels only need one (1) space per room because hotel patrons often share a car or use other forms of transportation and there normally are very few hotel employees on-site when most of the parking spaces are occupied (at night). Zoning Board members voiced other concerns regarding banquet hall patrons and their parking. Mr. Smith indicated the submitted plans show 297 rooms total between the 2 hotel structures, but that the plan is in error and the actual number of rooms is 287. Mr. Smith advised that Petitioner will re-submit corrected plans.

There was no opposition to the conditional use.

On motion by Mr. Murray and seconded by Mrs. Caballero, the Board voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the requested conditional use permit to allow Petitioner to operate two five-story hotel structures on the subject property.

Public Hearing for Petition and Application for a Conditional Use Permit for Marta Angelica Viveros Secena (Church)

The Board next revisited the Petition and Application for a Conditional Use Permit for Marta Angelica Viveros Secena for property located at 717 Rice Road. Matt Dodd suggested that he appear representing Petitioner because landlord who was to appear wasn't present.

On motion by Mr. Cox and seconded by Mr. Malone, the Board voted unanimously to Table the matter.

OLD BUSINESS

None.

NEW BUSINESS

None

There was no further business to be presented.

ADJOURNMENT

Mr. Malone moved that the meeting be adjourned and was seconded by Mr. Cox and approved unanimously.

WITNESS OUR HANDS, this the _____ day of _____, 2017.

BERNIE GIESSNER, Chairman

MICHELLE CABALLERO, Vice Chairman/Secretary

**ORDINANCE OF THE MAYOR AND BOARD OF ALDERMEN OF
THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI
APPROVING AND GRANTING A CONDITIONAL USE PERMIT
FOR PROPERTY LOCATED AT W. RIDGELAND AVENUE (SOUTHEASTERN
QUADRANT OF W. RIDGELAND AVE. AND I-55 EAST FRONTAGE ROAD),
CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI**

WHEREAS, Ridgeland Hospitality, LLC (the "Petitioner"), did file a Petition and Application for a Conditional Use Permit as permitted by Section 600.09 for the property described herein, which property is located in a MU-1 District Classification under the City of Ridgeland Zoning Regulations Ordinance of February, 2014, (the "Petition"); and,

WHEREAS, the Mayor and Board of Aldermen referred the Petition to the Zoning Board of the City of Ridgeland (the Zoning "Board") which Board scheduled a hearing on said Petition for January 5, 2017, at 6:00 o'clock p.m.; and,

WHEREAS, the City Clerk did cause notice of the January 5, 2017, hearing to be published in the Madison County Journal, a newspaper published in the City of Ridgeland, Madison County, Mississippi, in the manner and for the time required by law, and the Zoning Administrator did post notice of same upon the affected property in the manner and for the time required by law; and,

WHEREAS, at the time, date and place specified in the notice, the Zoning Board of the City of Ridgeland, Mississippi, did conduct a full and complete hearing on the Petition, and received comments and heard evidence presented by the Petitioner and thereafter forwarded its recommendation thereon to the Mayor and Board of Aldermen; and,

WHEREAS, the Mayor and Board of Aldermen are familiar with the property and existing land uses within the City of Ridgeland and in the area of the City where the

property is located, and in acting on this Ordinance, have duly considered the matters and facts within their personal knowledge as same affect the land uses required in the Petition; and,

WHEREAS, the Mayor asked whether the Board of Aldermen desired to take any action regarding the Petition and the recommendation of the Zoning Board, and after discussion thereof, Alderman _____ offered the following Ordinance and moved that it be adopted, to-wit:

NOW, THEREFORE, be it ordained by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi, as follows, to-wit:

SECTION 1. That the matters and facts stated in the preamble hereof are found, determined and adjudicated to be true and correct.

SECTION 2. That the findings of fact contained in the Zoning Board's January 5, 2017, Minutes in regard to the Petition be, and same are hereby adopted as and for the findings of fact of the Mayor and Board of Aldermen in support of the zoning decision contained herein.

SECTION 3. That it is hereby found and determined that the conditions precedent to the granting of a Conditional Use Permit in regard to the herein described property as required in Section 600.09 of the City of Ridgeland Zoning Regulations Ordinance of February, 2014, exist, and have been satisfied, for the granting of a Conditional Use Permit for the purpose of allowing the Petitioner to operate two five-story hotel structures on the subject property within the MU-1 zoning district.

SECTION 4. That the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi, do hereby grant from and after the effective date of this Ordinance a

Conditional Use Permit for the purpose of allowing the Petitioner to operate two five-story hotel structures on the subject property within the MU-1 zoning district.

SECTION 5. The property affected by this Ordinance (the "property") is located in the City of Ridgeland, Madison County, Mississippi, and described as follows:

A tract or parcel of land containing **5.27 acres**, more or less, lying and being situated in the Southwest $\frac{1}{4}$ of Section 24, Township 7 North, Range 1 East, Madison County, Mississippi and being more particularly described by metes and bounds as follows:

Beginning at a found $\frac{1}{2}$ inch iron pin marking the Northeast corner of Share #5, Joe Cummings Estate as recorded in Deed Book 82, Page 84 in the Office of the Chancery Clerk of Madison County; thence

South 87 degrees 20 minutes 55 seconds East along the South right of way of West Ridgeland Avenue for a distance of 150.22 feet the Northeast corner of Share # 4 of said Joe Cummings Estate to a set $\frac{1}{2}$ inch iron pin; thence

South 00 degrees 25 minutes 41 seconds East along the East line of Share #4 of said Joe Cummings Estate for a distance of 607.15 feet to a set $\frac{1}{2}$ inch iron pin marking the North right-of-way of a 50 foot wide undeveloped alley; thence

North 87 degrees 17 minutes 45 seconds West along said North line of the undeveloped 50 foot alley for a distance of 338.99 feet to a set $\frac{1}{2}$ inch iron pin marking the East right of way of Interstate 55 – Frontage Road; thence

North 15 degrees 17 minutes 08 seconds West along said East right of way of Interstate 55 – Frontage Road for a distance of 181.08 feet to a found concrete right of way marker; thence

North 00 degrees 21 minutes 05 seconds West along said East right of way of Interstate 55 – Frontage Road for a distance of 434.28 feet to a set $\frac{1}{2}$ inch iron pin marking said South right of way of West Ridgeland Avenue; thence

South 87 degrees 20 minutes 55 seconds East along said South right of way of West Ridgeland Avenue for a distance of 234.69 feet the **Point of Beginning**.

This description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83/CORS 96 (EPOCH 2002.000), grid values, using a combined factor of 0.999941137 and a Convergence Angle of 00 degrees 06 minutes 07.49101 seconds developed on NGS Monument Q-23-2.

SECTION 6. That the City of Ridgeland Zoning Regulations Ordinance of February, 2014, and the Use District Map accompanying said Ordinance be, and same hereby are amended to the extent necessary to reflect the foregoing change in land use in regard to the property.

ORDAINED, ADOPTED AND APPROVED by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi, at a regular meeting thereof held on the _____ day of _____, 2017.

The motion for adoption was seconded by Alderman _____ and the foregoing Ordinance having been first reduced to writing, was submitted to the Board of Aldermen for passage or rejection on roll call vote with the following results:

Alderman Ken Heard (Ward 1) voted:	_____
Alderman Chuck Gautier (Ward 2) voted:	_____
Alderman Kevin Holder (Ward 3) voted:	_____
Alderman Brian Ramsey (Ward 4) voted:	_____
Alderman Scott Jones (Ward 5) voted:	_____
Alderman Wesley Hamlin (Ward 6) voted:	_____
Alderman D. I. Smith (At large) voted:	_____

Whereupon, the Mayor declared the motion carried and the Ordinance adopted.

The foregoing ordinance is approved, this the ____ day of _____, 2017.

Mayor Gene F. McGee
City of Ridgeland, Mississippi

Attest:

Paula Tierce, City Clerk
[S E A L]

Ridgeland Hospitality-CU-ORD
01/05/2017-MMH

**RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN
OF THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI
DENYING A CONDITIONAL USE PERMIT FOR PROPERTY
LOCATED AT W. RIDGELAND AVENUE (SOUTHEASTERN QUADRANT
OF W. RIDGELAND AVE. AND I-55 EAST FRONTAGE ROAD),
CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI**

WHEREAS, Ridgeland Hospitality, LLC (the "Petitioner"), did file a Petition and Application for a Conditional Use Permit on property described herein, which property is located in a MU-1 District Classification under the City of Ridgeland Zoning Regulations Ordinance of February, 2014 (the "Petition"); and,

WHEREAS, the Mayor and Board of Aldermen referred the Petition to the Zoning Board of the City of Ridgeland (the Zoning "Board"), which Board scheduled a hearing on said Petition for January 5, 2017, at 6:00 o'clock p.m.; and did thereafter forward its recommendation to the Mayor and Board or Aldermen; and,

WHEREAS, the Mayor and Board of Aldermen are familiar with the property and existing land uses within the City of Ridgeland and in the area of the City where the property is located, and in acting on this Resolution, have duly considered the matters and facts within their personal knowledge as same affects the land uses requested in the Petition filed herein; and,

WHEREAS, at the conclusion of the discussion of the Zoning Board's recommendation, the Mayor asked whether the Board of Aldermen desired to take any action regarding the Petition and the recommendation of the Zoning Board and after discussion thereof, Alderman _____ offered the following Resolution and moved that it be adopted, to-wit:

IT IS, THEREFORE, RESOLVED by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi, as follows, to-wit;

SECTION 1. That the matters and facts stated in the preamble hereof are found, determined and adjudicated to be true and correct.

SECTION 2. That it is hereby found and determined that the conditions precedent to the granting of a Conditional Use Permit as required by Section 600.09 of the City of Ridgeland Zoning Regulations Ordinance of February, 2014, do not exist, and have not been satisfied by the Petitioner in regard to the granting of a Conditional Use Permit.

SECTION 3. That the Petition to grant a Conditional Use Permit pursuant to Section 600.09 of the City of Ridgeland Zoning Regulations Ordinance of February, 2014, on the following described property, be and same is hereby denied. The property referenced in the Petition (the "property") is described as follows:

A tract or parcel of land containing **5.27 acres**, more or less, lying and being situated in the Southwest ¼ of Section 24, Township 7 North, Range 1 East, Madison County, Mississippi and being more particularly described by metes and bounds as follows:

Beginning at a found ½ inch iron pin marking the Northeast corner of Share #5, Joe Cummings Estate as recorded in Deed Book 82, Page 84 in the Office of the Chancery Clerk of Madison County; thence

South 87 degrees 20 minutes 55 seconds East along the South right of way of West Ridgeland Avenue for a distance of 150.22 feet the Northeast corner of Share # 4 of said Joe Cummings Estate to a set ½ inch iron pin; thence

South 00 degrees 25 minutes 41 seconds East along the East line of Share #4 of said Joe Cummings Estate for a distance of 607.15 feet to a set ½ inch iron pin marking the North right-of-way of a 50 foot wide undeveloped alley; thence

North 87 degrees 17 minutes 45 seconds West along said North line of the undeveloped 50 foot alley for a distance of 338.99 feet to a set ½ inch iron pin marking the East right of way of Interstate 55 – Frontage Road; thence

North 15 degrees 17 minutes 08 seconds West along said East right of way of Interstate 55 – Frontage Road for a distance of 181.08 feet to a found concrete right of way marker; thence

North 00 degrees 21 minutes 05 seconds West along said East right of way of Interstate 55 – Frontage Road for a distance of 434.28 feet to a set ½ inch iron pin marking said South right of way of West Ridgeland Avenue; thence

South 87 degrees 20 minutes 55 seconds East along said South right of way of West Ridgeland Avenue for a distance of 234.69 feet the **Point of Beginning**.

This description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83/CORS 96 (EPOCH 2002.000), grid values, using a combined factor of 0.999941137 and a Convergence Angle of 00 degrees 06 minutes 07.49101 seconds developed on NGS Monument Q-23-2.

SO RESOLVED by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi, at a regular meeting held on ____ day of _____, 2017.

The motion for adoption was seconded by Alderman _____, and the foregoing Resolution having been first reduced to writing, was submitted to the Board of Aldermen for passage or rejection on roll call vote with the following results:

Alderman Ken Heard (Ward 1) voted: _____

Alderman Chuck Gautier (Ward 2) voted: _____

Alderman Kevin Holder (Ward 3) voted: _____

Alderman Brian Ramsey (Ward 4) voted: _____

Alderman Scott Jones (Ward 5) voted: _____

Alderman Wesley Hamlin (Ward 6) voted: _____

Alderman D.I. Smith (At large) voted: _____

Whereupon, the Mayor declared the motion carried and the Resolution adopted.

The foregoing Resolution is approved, this the _____ day of _____, 2017.

Gene F. McGee, Mayor of the City of
Ridgeland, Mississippi

Attest:

Paula Tierce, City Clerk
[S E A L]

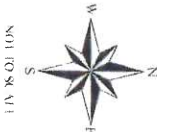
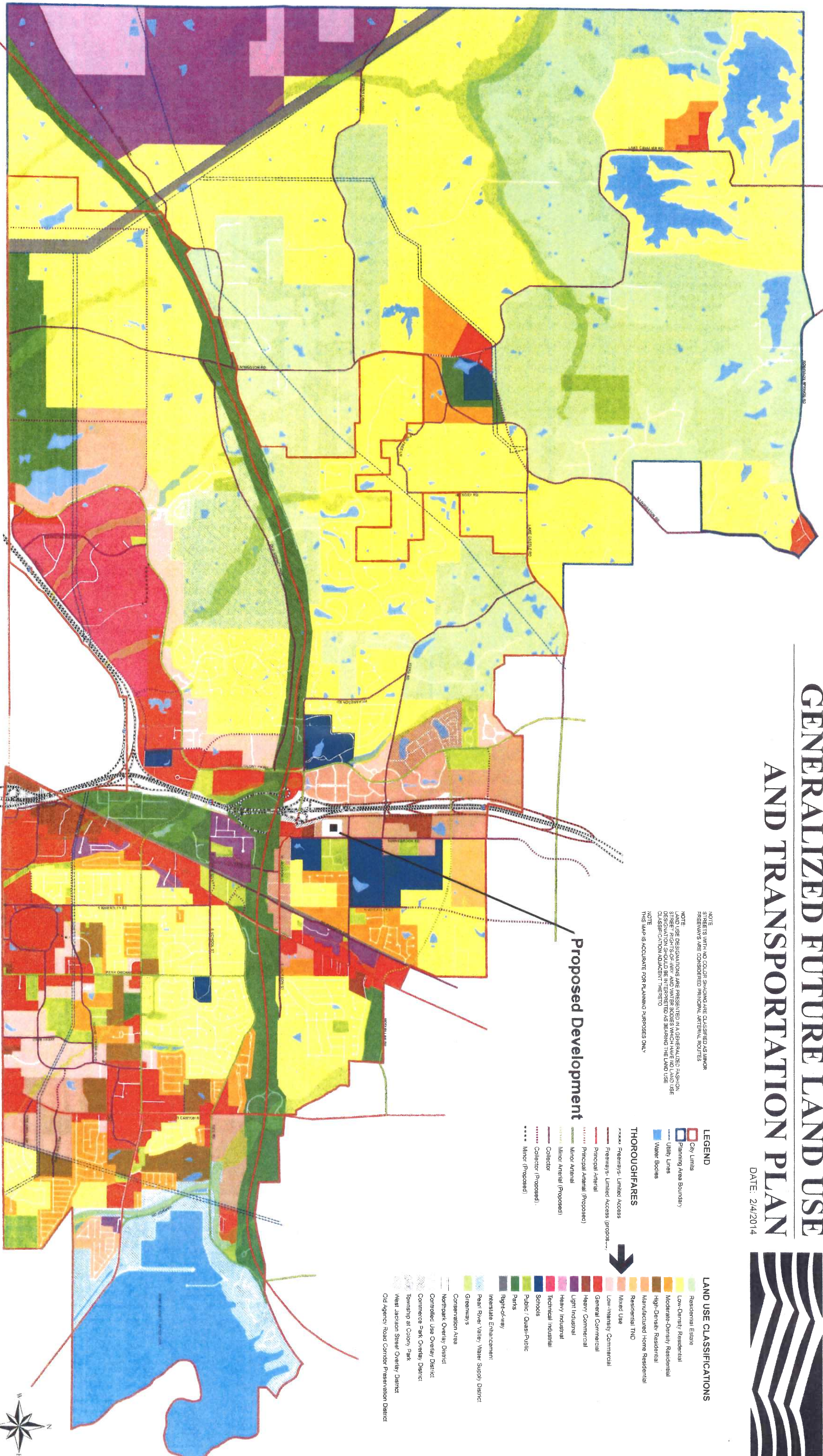
Ridgeland Hospitality-CU-RES
01/05/2017-MMH

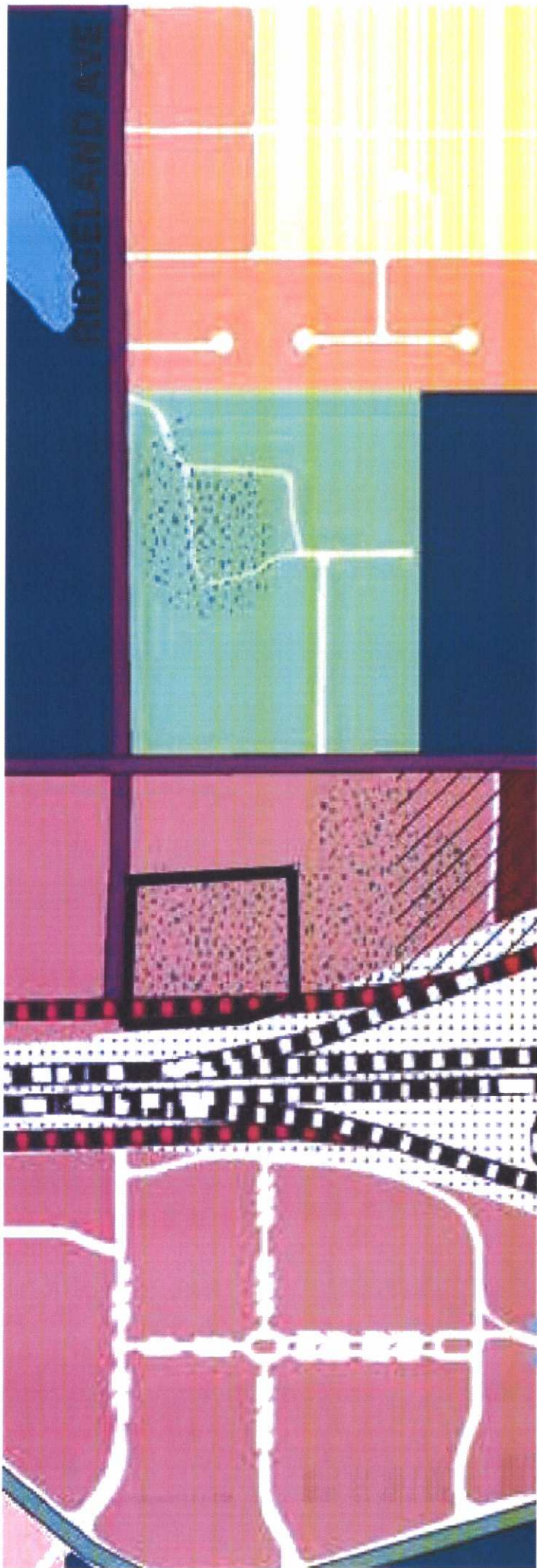
List of Exhibits for Record:

1. Future Land Use Plan and excerpt
2. Zoning Map and excerpt
3. 2009 Comprehensive Plan
4. Ridgeland Area Master Plan (RAMP) Excerpts
5. Collective Exhibit for Ridgeland and Madison County Population
 - a. Census Information from Ridgeland
 - b. Market Profile Madison County
 - c. 2009 Comprehensive Plan Excerpts
 - d. 1-3-5 mile Radius Business Data
6. STR, Inc. Report on Hotel Occupancy/Usage
7. Madison County Business League Feasibility Study
8. Updated Landscape Plan
9. 2012 Transportation Plan Excerpts

GENERALIZED FUTURE LAND USE AND TRANSPORTATION PLAN

DATE: 2/4/2014

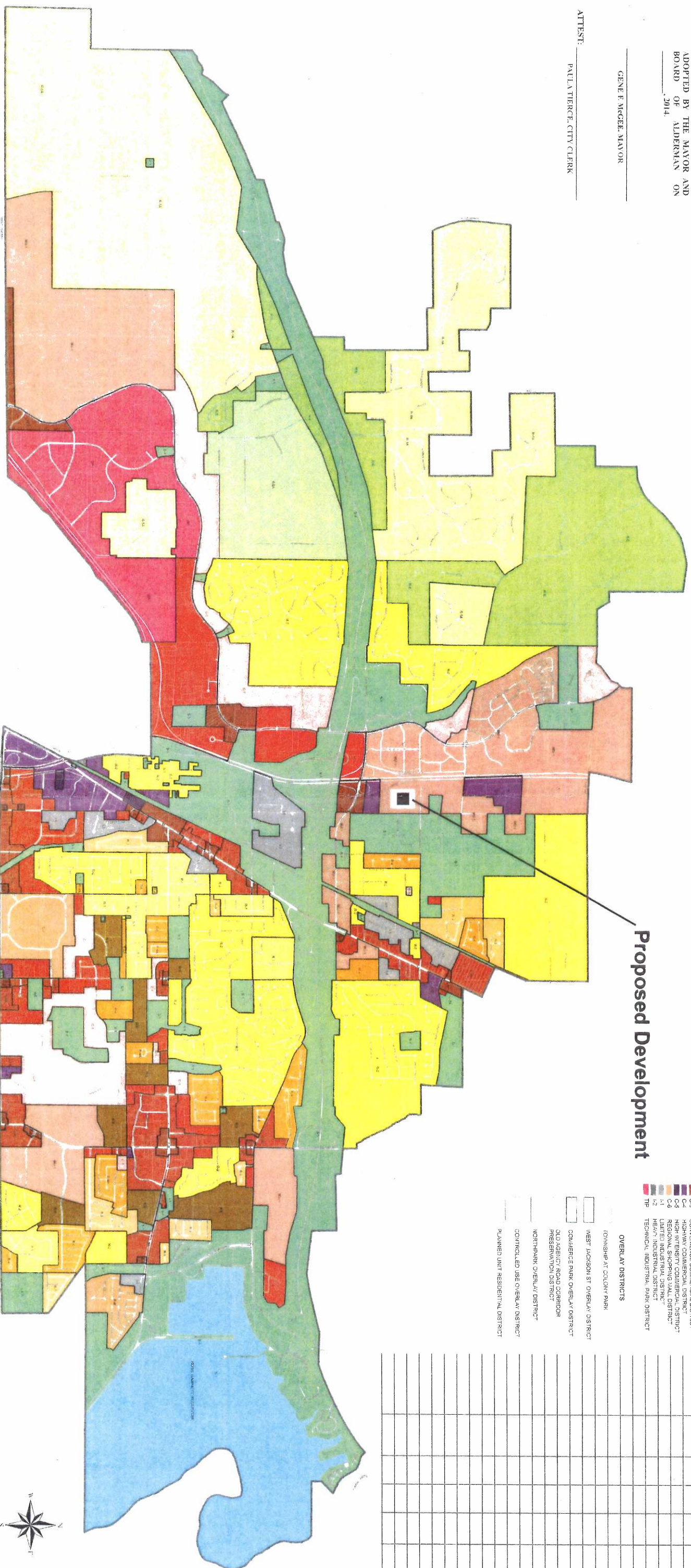






THIS IS TO CERTIFY THAT THIS IS THE OFFICIAL ZONING MAP OF THE CITY OF RIDGELAND, AS ADOPTED BY THE MAYOR AND BOARD OF ALDERMAN ON _____, 2014.

ATTEST: _____
PAULA TIERCE, CITY CLERK

[illegible]



2009
COMPREHENSIVE PLAN
FOR
RIDGELAND, MISSISSIPPI

MAYOR
Gene F. McGee

ALDERMEN

<i>Ken Heard, Ward 1</i>	<i>Chuck Gautier, Ward 2</i>
<i>Kevin Holder, Ward 3</i>	<i>Larry Roberts, Ward 4</i>
<i>Scott Jones, Ward 5</i>	<i>Linda S. Davis, Ward 6</i>
<i>Gerald Steen, At-Large, Mayor Pro Tempore</i>	

ZONING AND PLANNING BOARD

<i>Bernie Giessner, Chairman</i>	
<i>Michelle Caballero</i>	<i>David Lightwine</i>
<i>Philip Huskey</i>	<i>Larry Miller</i>
<i>Mark Irby</i>	<i>Julius Murray</i>

CITY DEPARTMENT HEADS

David Overby, CPA - City Clerk
Alan Hart, ASLA - Community Development
Jimmy R. Houston, Sr. - Chief of Police
Christopher Chance - Recreation and Parks
John M. McCollum - Public Works
Matt Bailey - Fire Chief

Matt Dodd, ASLA - City Planner

9005

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INTRODUCTION

Purpose of the Plan

The city of Ridgeland, Mississippi recognizes that in order to make both effective and economically sound decisions for the future, some type of policy must govern the decision-making process. The purpose of this Comprehensive Plan is to serve as a policy guide for the physical and economic development of Ridgeland. The plan will serve decision-makers as a means of orderly development for the city at a minimal cost to the city.

A comprehensive plan has five characteristics. First, a comprehensive plan serves as a guide to the physical development and future growth of a city. Second, comprehensive plans are long-range, often extending 20 to 25 years into the future. Current policies that impact future development are an integral part of the comprehensive plan's scope. Comprehensive plans include the entire city geographically and address all functions that make a city operational. Fourth, comprehensive plans include statements of the community's future ideas and strategies for implementing those ideas. Finally, a comprehensive plan is used as a guide for decision-making by local government officials.

The Ridgeland Comprehensive Plan, required by state law, is in compliance with Sections 17-1-1 through 17-1-39 of the Mississippi Code Annotated. The plan was developed to "bring about coordinated physical development in accordance with present and future needs..." (Section 17-1-11 Mississippi Code). Ridgeland's plan is both geographically and functionally comprehensive in nature. Geographically, all the area within the existing city boundaries has been included in the plan. Functionally, the plan includes Ridgeland's proposals for future economic and physical development. Additionally, the plan serves as a means of citizen participation in local government.

Elements of the Plan

Section 17-1-1 of the Mississippi Code defines a comprehensive plan as follows: "...a statement of public policy for the physical development of the entire municipality or county adopted by resolution of the governing body..." A comprehensive plan must include a minimum of four components in order to comply with the statute. These components are long-range goals and objectives, a land use plan, a transportation plan, and a community facilities plan.

The goals and objectives of a comprehensive plan are made with respect to the future. Long range community development plans help a community identify what it desires to achieve in the following decades. Section 17-1-1 of the Mississippi Code requires that the goals and objectives section of the plan address residential, commercial, and industrial development as well as parks, open space, and recreation. Additionally, street or road improvements, public schools and community facilities must be considered.

The second part of a comprehensive plan is the Land Use Plan. This plan designates, in map form, the proposed distribution and extent of land use for residential, commercial, industrial and, recreational lands, as well as public and quasi-public facilities and open space. The land use

section of the plan contains projections of population, economic growth, and land use for the community.

The third part of a comprehensive plan is the Transportation Plan. This plan, in map form, classifies all existing and proposed streets, roads and highways and shows them on the Land Use Plan. The Transportation Plan covers the same time period as the Land Use Plan. The plan identifies arterial, collector and local streets, and roads and highways, as defined by minimum rights-of-way and surface width requirements. The Transportation Plan covers the same time period as the Land Use Plan. The plan identifies arterial, collector and local streets, and roads and highways, as defined by minimum rights-of-way and surface width requirements. The Transportation Plan also addresses other transportation needs, such as the needs for mass transportation or general aviation airports.

The final portion of the comprehensive plan is the community facilities plan. Used as a basis for making capital improvement decisions, the community facilities plan includes: an inventory of and an identification of needs for parks and recreation, public buildings and facilities, utilities and drainage, schools, and housing. The community facilities plan forms the bases for a capital improvements program, which is not included in the Comprehensive Plan.

The city of Ridgeland recognizes that the quality of life in developing areas is affected by the quality of development. People and businesses are attracted to higher quality developments. In fact, other areas around the country have discovered that quality development breeds more quality development. All development should be examined as to its effect on the city's image, because it is the city's image that is at stake: It is a well-known fact that one of the factors a business/industry considers in determining a location is the quality of life in a community. Quality of life includes such amenities as shopping, cultural and recreational opportunities, good schools, and attractive business and residential areas.

A community desperate for development with regard to the quality of that development will not be able to successfully compete with communities that are more concerned with the quality of development and other quality of life issues. Therefore, the city intends to foster those policies that will make this a more competitive community.

Included in the plan is a section concerning plan implementation. This section includes tools and strategies for carrying out the Comprehensive Plan.

HOW TO USE THIS PLAN

Overview

As noted in the Introduction, a comprehensive plan serves as a policy guide for the physical and economic development of the community. It is to be used in making decisions regarding rezonings, variances, special exceptions, and site plan review. It may also be used to aid in locating businesses, industries, and public facilities. Finally, it forms the bases of zoning ordinances and capital improvement programs.

Community planning does not attempt to replace market forces of supply, demand, and price but to shape and channel those forces by establishing certain rules for development and conservation. A community plan should contain policies that foster growth that enhances the community, rather than "no growth" policies. For example, haphazard growth is unsightly and wasteful of space and public facilities, which results in higher public costs and property tax increases.

According to state law, zoning and other land use regulations must be based upon a comprehensive plan. This means that zoning and subdivision regulations, at a minimum, must conform to the local comprehensive plan. The implication is that comprehensive plans must precede land use regulations in preparation and adoption. Regulations that are consistent with, or conform to, a comprehensive plan must be consistent with a plan's policies, goals and objectives as well as the land use plan map and the other plan elements. Even though there is generally not an exact identity between the land use plan map and the zoning map, the two should mirror each other as closely as possible.

The reason for such consistency or compatibility is that the courts are likely to uphold land use decisions when these decisions are based upon plans. For example, land use decisions requiring an up-zoning (zoning to a more intensive use) or a down-zoning (zoning to a less intensive use), when challenged on taking grounds, are likely to be upheld by the courts.

The goals and objectives' element of the plan is used by the governing authority to have written, consistent policies about how the community should develop. The plan enables the legislative body to make decisions on development matters that arise, using a unified set of general, long-range policies. The plan is supposed to serve as a practical working guide to the governing body in making decisions.

The governing body uses the comprehensive plan to take action on two types of physical development matters: (1) measures that are specifically designed to implement the comprehensive plan (zoning ordinance, subdivision regulations, capital improvements program and budget, the official map, and development plans), and (2) other measures which routinely require legislative approval (rezoning cases, special use permits/special exceptions/conditional use permits, variance applications, subdivision plats, street closings, site acquisitions, and public works projects. For both types, the plan should be consulted at least to see if the plan speaks specifically to the matter or provides any guidance as to how the matter should be handled. It should be remembered that the plan may not indicate what action to take, nor will it answer all the questions that come before the governing body. It is not supposed to; its purpose is to serve as a generalized guide, which has the force of law in many communities.

Use of the Plan

The proponent or applicant for a zoning change must show that the proposed change is in conformance with the comprehensive plan. The applicant must also show that there is a public need for the kind of change in question, and that the need will be best served by changing the zoning classification of the property in question. Public need is often shown by changes in neighborhood statistics or by a lack of property zoned for such purposes. Usually, a rezoning's conformance or nonconformance can be quickly established by looking at the land use plan map.

The colored designations of land use categories on the map should follow specific boundaries to be useful as a decision-making guide. Arbitrarily drawn land use boundaries can make it difficult to determine into which map section a particular piece of property falls. If an applicant's property falls on or near the boundary between a conforming and a nonconforming land use category on the land use plan map, the applicant should make a case that his particular proposal is consistent with the plan to the nearest natural topographical boundary, or to the nearest street or property line. The applicant should also establish conformance with both the map and the text, if possible, and it is important that both the plan and the facts showing conformance be placed into the record of the hearing.

Nonconformance to the Plan and Plan Amendments

If the proposed change does not conform to the plan, the plan must be amended before the requested change in zoning classification can be approved. For all practical purposes, if an applicant submits a plan amendment application to change the designation of a parcel of land, he should also submit a rezoning application. The application should explain exactly why a plan amendment and a zoning map amendment are needed. The reason is that the Zoning Board should be informed as to the intent or the end result of the plan amendment so that they can make an informed decision. Most proposed plan amendments are in pursuit of rezonings.

All development proposals as well as proposed rezonings would not only be reviewed in light of the standards set forth in the zoning ordinance, but also according to each element of the plan. The goals, objectives, and policies would be checked against the proposal to determine if there was any conflict. The Land Use Plan must be checked to see if the proposed rezoning is in line with the designated land use category. For example, if a proposed rezoning to a multi-family district is indicated, then the Land Use Plan must show a high-density classification for that site. The proposed rezoning must not be in conflict with the Transportation Plan's recommendations, nor with those of the Community Facilities Plan, both of which relate to capital improvements.

Implementation Devices

Once the plan has been prepared, it needs to be implemented. There are three primary means or devices commonly used to implement comprehensive plans: zoning ordinances, subdivision regulations, and capital improvement programs. Other devices include official maps and specific development plans. Comprehensive plans should be reviewed each year to see if they need revision. Plans should be completely revised/rewritten every five years to take advantage of changes that have occurred and to use current information.

Comprehensive plans can and should be used for concurrence plans. This is a concept that adequate infrastructure should be in place before development is allowed to occur or as a condition of rezonings. Otherwise, what often happens is that when infrastructure is inadequate to support development, the existing facilities are overwhelmed and the cost of bringing the infrastructure up to standard can be quite expensive and difficult. It is better to have adequate infrastructure in place before development takes place. This becomes a matter of timing.

CHAPTER ONE: GOALS, OBJECTIVES, AND POLICIES

The goals and objectives of the Ridgeland Comprehensive Plan and the continuous, comprehensive planning process are to provide guidance for rational response to change.

They reflect ideally, consideration of a combination of community issues and facts blended with community values. Goals institute the conscious statements of a community concerning what it wants to become, and how it will direct its energy toward that achievement. The Ridgeland Comprehensive Plan begins with a set of general goals. These are followed by more specific goals in the following areas: cultural and aesthetic, community facilities and services, environment, land use, residential, commercial, industrial, socio-economic, transportation and implementation.

Policy statements have been developed for each of the above categories. A policy statement usually consists of three or four policy levels. Policy statements in this plan are divided into four policy levels: goals, objectives, policies, and implementation programs. Definitions for these levels are as follows:

GOAL: The ultimate purpose of an effort stated in a way that is general in nature and not easily measured.

OBJECTIVE: A more specific, measurable goal.

POLICY: A specific statement guiding actions and implying clear commitment.

IMPLEMENTATION

PROGRAM: A more specific statement of how the policy will be carried out.

Policy Statements may, in some cases, be followed by statements explaining the planning principle behind the policy statement. A second definition of policy (2) is a collective term describing those parts of the comprehensive plan that guide action, including goals, objectives, plan proposals and standards in both the text and illustrations (maps, diagrams, etc.) For the purposes of this plan, whenever the term policy is used, it should be understood to mean the collective term.

This plan will be implemented by a zoning ordinance, subdivision regulations, and a capital improvements program, in addition to other growth management techniques. According to state law the plan must be consistent with the implementing regulations. Therefore, the policies in the plan must be reflected in the above three implementation devices (zoning ordinance, subdivision regulations and capital improvements program). In order to be effective as guidelines for day-to-day decision-making, the policies in this plan will supersede the zoning and subdivision regulations in cases where there are conflicts between regulations and policies or where the regulations are not clear.

General Goals

GOAL: To provide for an orderly arrangement of land uses in the incorporated areas of the City of Ridgeland.

OBJECTIVE: To recognize the desirability for separation of land uses into compatible types.

OBJECTIVE: To grade land uses by type, character, intensity and orientation with particular emphasis on the relationship between adjacent residential and commercial uses.

OBJECTIVE: To separate incompatible land uses and provision of open space buffering to reduce possible conflicts where different land use classifications adjoin.

POLICY 1: Through the use of the land use plan as a development guide, the character of this community will be more easily defined and developed.

IMPLEMENTATION PROGRAM:

Determine what type of community Ridgeland is and develop remainder of available land in a manner consistent with the land use plan.

GOAL: Through new developments to make the community a healthy, safe and convenient place, and to provide a pleasant and attractive atmosphere for living, shopping, recreation, civic and cultural, and service functions.

OBJECTIVE: To ensure that future development will be in the best interest of the community and its citizens, measures will be taken which will generally improve the quality of life of the citizens of this community.

POLICY 2: To use the comprehensive plan as a tool in guiding the future development of this community.

IMPLEMENTATION

PROGRAM: To develop an updated comprehensive plan.

GOAL: To guide and direct the development of the foreseeable future into desirable forms and patterns rather than inefficient sprawl.

OBJECTIVE: To prevent the inefficient use of land. By using the comprehensive plan as a guide to development, the desired land use pattern will be produced.

POLICY 3: Existing strip commercial development and residential sprawl will be controlled. Future development, in accordance with the comprehensive plan, will be of a more desirable nature.

IMPLEMENTATION

PROGRAM: Develop Land Use Regulations to be consistent with this policy.

GOAL: To coordinate living areas, working areas, and leisure time areas into an integrated relationship and create a unique combination of function, circulation, and image through which a balanced community development can be reached.

OBJECTIVE: Development of residential, commercial, recreational, and other areas will be in such a manner as to compliment the overall land use pattern.

POLICY 4: Development of programs which result in a balanced community will be implemented.

IMPLEMENTATION

PROGRAM: The land use plan will be developed for existing development and for determining future land use.

GOAL: To provide and maintain a consolidated planning program, one which thoroughly and continuously plans for the physical, social, cultural and aesthetic development and redevelopment of the city of Ridgeland.

OBJECTIVE: Coordinate and consolidate the various planning efforts within the City of Ridgeland.

POLICY 4A: The City of Ridgeland has developed a master plan for the city and the planning area, entitled *Ridgeland Area Master Plan 2008, First Edition* (RAMP). The content of the master plan is incorporated into this comprehensive plan.

POLICY 4B: In the event conflicting interpretations are derived from the content of this comprehensive plan and the RAMP plan, the language and interpretation of the RAMP plan shall serve as the guiding plan.

Cultural and Aesthetic Goals

GOAL: To preserve and enhance the value of places and objects of historic landmark and cultural importance to the community.

GOAL: To encourage good urban design to improve the appearance of the central business district, the highways, streets, bridges, intersections and the street facilities that will enhance the aesthetic qualities and reflect the beauty and attractiveness of the community.

OBJECTIVE: To improve the overall visual image of Ridgeland.

POLICY 5: The Public Works Department shall be consulted prior to any major improvements in the City that would significantly change the appearance of the highways, streets, bridges, intersections, and street facilities.

POLICY 6: The landscaping of public and private property and preserving existing trees where feasible will be encouraged.

POLICY 7: The size, number and location of signs shall be regulated to improve the safety and visual quality along streets.

POLICY 8: The Comprehensive Plan and Land Use Regulations shall be used as a basis for determining the approval and implementation of a project. Landscaping will be encouraged by standards that allow reductions in required parking spaces in exchange for landscaping.

Community Facilities and Services Goals

GOAL: To provide public facilities in a cost efficient manner and in a manner that makes public facilities accessible and convenient to citizens.

OBJECTIVE: To provide public facilities in a cost efficient manner.

POLICY 9: The construction/purchase of new public facilities or improvements/additions to older facilities shall be done according to the schedule in the Capital Improvements Program with the exception of emergencies. The maximum use shall be made of existing infrastructure/public facilities.

9.1 The City will encourage orderly growth patterns which minimize "leap frog" type development patterns that leave large vacant spaces between subdivisions and commercial developments that must be traversed by streets, public utilities and other facilities that necessitate public expenditures.

9.2 Capital Improvements Program and an annual capital budget may be developed and adopted by the Mayor and Board of Aldermen.

9.3 Encourage the infill development of vacant land with underused public facilities.

POLICY 10: Public facilities and services must be available and adequate to support the development at adopted levels of service as a condition of development approval.

10.1 Level of Service standards are used to compare the demand for public facilities created by new growth to the capacity of public facilities affected by that growth. The city must also determine what facilities, and at what stage of development, will be included in the adequacy determination.

10.2 The city should prepare administrative guidelines in accordance with Policy 10. These guidelines may be reconsidered annually to ensure that the growth in private development allowed under the guidelines corresponds with the availability of adequate facilities.

PLANNING

PRINCIPLE: Public facilities such as water, sewer, and streets should be provided to areas of the city in a cost-efficient manner. Vacant properties with underutilized facilities are wasteful of public funds and redevelopment of such properties shall be encouraged.

GOAL: To develop public facilities in a manner that is accessible, convenient, and that most effectively serves the community.

OBJECTIVE: To develop plans for needed public facilities; to acquire open land appropriate in character at the proper time; and to encourage their continued development, maintenance, and optimum use by the public to meet the needs of today and of the future.

POLICY 11: Current facilities will be examined to determine areas where facilities are lacking. These areas will be targeted for future development.

Vacant land in these areas will be purchased if necessary and appropriate restrictions placed upon the land to preserve its use as a public facility.

POLICY 12: Public and quasi-public structures and facilities shall be located in areas most accessible to the public and in areas where other similar structures are located for the general convenience of the public.

POLICY 12A: The City of Ridgeland shall fully implement the September 7, 1999 Services and Facilities Plan associated with its annexation ratified in October, 2005 and further maintain an excellent record of past performance in regard to providing municipal services and improvements.

OBJECTIVE: To take advantage of infrastructure technology not only to better serve the citizens of Ridgeland but also to enhance Ridgeland's reputation as being on the leading edge of technology.

Environmental Goals

GOAL: To recognize and consider environmental constraints in the establishment of land use patterns.

OBJECTIVE: To manage flood plain development.

POLICY 13: Development in floodways is prohibited, and development in areas of high flood hazard is discouraged..

IMPLEMENTATION PROGRAM:

Areas subject to flooding will be monitored and managed by a Floodplain Management Plan and the Floodplain Management Ordinance. Development will be limited and guided with the Floodplain Management Plan and the Comprehensive Plan. Identification of drainage issues are the responsibility of Ridgeland's building, zoning, and engineering officials.

OBJECTIVE: To control land management practices and land development in a manner that is environmentally sound.

POLICY 14: Land use maps and environmental studies will serve as guides for the establishment of land use patterns.

OBJECTIVE: To decrease the rate of soil erosion.

POLICY 15: Soil erosion shall be reduced. Areas of significant soil erosion shall be determined and appropriate steps to slow the erosion shall be outlined in the Subdivision Regulations and through any other appropriate means.

PLANNING

PRINCIPLE: Urban development creates conditions that increase the potential for soil erosion. Soil erosion is not only unsightly, but it also silts up drainage ditches and storm sewers, thereby increasing the chances of flooding.

OBJECTIVE: To identify areas which have extreme soil characteristics and to manage development of those areas accordingly.

POLICY 16: Development should be discouraged in areas where extreme soil characteristics preclude site development. Land use maps and soil studies will be used to determine what areas are less suitable for development.

OBJECTIVE: To encourage proper use of land that has a hazard potential due to slope or some combination of factors that include slope.

POLICY 17: Development of lands with hazard potential will be discouraged except for purposes suited to such lands. Determine affected areas and develop a strategy for land use.

OBJECTIVE: To reduce storm water runoff from new development, where appropriate, to lessen its adverse impact.

POLICY 18: Develop means to control the amount and rate of storm water runoff in new developments.

18.1 Adopt a soil erosion ordinance to allow the use of performance standards for controlling runoff, such as impervious surface ratios, retention basins and ponds, landscaping, grass lined swales and open ditches.

18.2 Provide for density increase incentives for reducing the amount and/or rate of runoff.

18.3 Continue to implement city-wide stormwater master plan.

PLANNING

PRINCIPLE: The reason for this policy is that urban development creates impervious surfaces, which increase the amount and rate of storm water runoff and flood hazard potential. Therefore, this policy is directed to reduce the problems.

General Land Use Goals

GOAL: To promote compatibility in land uses and to promote orderly expansion of urban growth to provide efficient use of resources.

OBJECTIVE: To coordinate land uses so as to create a functional and appealing image for the community.

POLICY 19: The City shall promote an urban pattern that provides for the safe and efficient movement of people and goods, reduces conflict among land uses, and protects the natural environment.

POLICY 20: Strengthen the entire community by working with developers to carefully plan the location and design of business establishments, residential areas, industrial development and recreational facilities.

OBJECTIVE: To redevelop areas of Ridgeland that are blighted in order to make these areas more useable.

POLICY 20.1 The city should prepare a redevelopment plan for Ridgeland that identifies those areas in need of redevelopment.

POLICY 20.2 The city should appoint a redevelopment authority to carry out the redevelopment plan.

OBJECTIVE: To guide and direct future urban development in an efficient manner. Land use patterns such as strip commercial and residential sprawl have characteristics which create an urban environment which is costly and inefficient in terms of construction and maintenance of public facilities.

OBJECTIVE: To lessen congestion in the streets, to secure safety from fire, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentrations of population; to facilitate the adequate provision of transportation, water, sewerage, schools, park and other public requirements.

POLICY 21: Urban growth will proceed in an orderly fashion in conjunction with the land use plan. The land use plan shall be implemented through zoning policies, subdivision regulations, and other land development regulations.

Residential Goals

GOAL: To establish a residential density pattern that will produce desirable concentrations of residences and will not overburden the local community facilities or cause traffic congestion.

OBJECTIVE: To allow modified residential development, which remains compatible with existing neighborhood residences and to encourage developers to share some of the costs of additional public facilities that might be required.

OBJECTIVE: To allow manufactured housing (sometimes called mobile homes) only in manufactured home parks or manufactured home subdivisions.

POLICY 22: Residential development shall be located on streets designed to accommodate it. High density (6 or more dwelling units per acre) development will locate on major streets, as identified in the Transportation Plan Update For City of Ridgeland, Mississippi. The allowable density of a project shall be determined by the physical and service constraints of the property, the area in which the property is located, the planning goals, objectives, and policies of this Comprehensive Plan and other local ordinances.

POLICY 23: High density (6 dwelling units per acre and above) residential uses shall be located on arterial streets or have direct access to collector streets in order to accommodate the higher traffic generation rates of multi-family dwellings. An exception to this would be to allow increased development densities on infill lots to encourage infill development.

OBJECTIVE: To prohibit non-conforming nuisance uses in residential neighborhoods that inhibits investment in low- and moderate-income housing.

POLICY 24: Establishments selling alcoholic beverages to be consumed on the premises, which are located in residential neighborhoods, are prohibited.

IMPLEMENTATION

PROGRAM: Develop regulations which will eliminate these blighting influences from residential neighborhoods.

GOAL: To sustain high quality of neighborhoods and to protect individual property values by encouraging proper standards of design, construction and maintenance.

OBJECTIVE: Improve residential areas to increase the residents' overall quality of life and property values. Improvements that increase pedestrian safety, such as sidewalks, are strongly

encouraged and may be required in areas where pedestrian traffic is present.

POLICY 25: Plan, develop and redevelop neighborhood improvements which will encourage long term livability of residents.

25.1 Upgrade or eliminate deteriorated housing to promote sound living conditions for all residents through code enforcement. Make public assistance available through the Community Development Block Grant Program to encourage rehabilitation of older residential structures.

25.2 Encourage construction of sidewalks, open space and other amenities that make a neighborhood safer and more livable.

POLICY 26: Residential neighborhoods will be protected from the encroachment of commercial, office and industrial rezoning.

26.1 Use the land use plan to identify vacant land into which commercial and industrial uses can expand without encroachment into residential areas. "Commercial creep" will be strongly discouraged.

26.2 Approve rezoning applications which locate business and industrial uses adjacent to compatible uses if they meet standards set by the Comprehensive Plan and Zoning Ordinance.

26.3 Allow the extension of existing commercial districts only if they meet buffering and other requirements which reduce blighting influences.

26.4 Rezoning of individual lots within established residential neighborhoods for any commercial purpose will be strictly limited.

PLANNING

PRINCIPLE: The rezoning of a residential area usually for commercial or office uses on a continuous basis is called "commercial creep." This process starts with the rezoning of a single lot from residential to commercial. The next door neighbor finds that either he doesn't like living next to a commercial property or that his property loses value as residential property.

Consequently, he obtains a rezoning for his property. This process repeats itself and commercial uses creep down the street one by one and rezoning becomes easier each time because it can be proven the neighborhood is changing. This process not only disrupts residential neighborhoods but also introduces blighting influences and may overload existing public facilities. Industrial uses are generally incompatible with residential uses due to noise, traffic and other blighting influences.

In addition, the single most important investment many people make is in a home. Consequently, people do not favor development that adversely affects the value of their homes. Therefore, policy 27 seeks to conserve property values and neighborhoods from negative influences.

POLICY 27: Transitional neighborhoods are those which are slowly changing from one use to another, usually from residential to commercial. The concept of adaptive reuse is often used to convert older homes in neighborhoods to office uses. However, neighborhoods which are still viable and stable residential neighborhoods are not considered as transitional and must not be disrupted.

POLICY 28: Older residential neighborhoods which have a substantial number of vacant or deteriorated housing units may be considered for redevelopment as residential or office uses.

Commercial Goals

GOAL: To strengthen the entire community by carefully planning the location of shopping centers and the design of business establishments.

OBJECTIVE: The desired land use pattern will be produced by limiting the number and design of shopping centers and business establishments.

POLICY 29: New shopping centers and business establishments will be located in areas in close proximity to their service population and will be designed so as to coincide with the existing architectural features of the area.

29.1 The City of Ridgeland will encourage the location of neighborhood shopping centers within two miles of residential areas at the intersection of major arterial streets. Neighborhood shopping centers should provide convenience services and merchandise for the surrounding residential areas.

29.2 The City of Ridgeland will encourage the location of regional shopping centers along its highways. Regional

shopping centers should supply service and merchandise which appeals to a wider market area than Ridgeland.

- 29.3 The City of Ridgeland will encourage the location of general shopping centers or commercial areas along major arterial streets and the highways leading into the city. The merchandise and services provided should be of a wider range than that provided by neighborhood shopping centers.
- 29.4 Office uses are allowed in any of the commercial districts, transitional districts or residential districts as home occupations. Office parks or office districts are encouraged to locate along arterial streets or highways.
- 29.5 Mixed use districts (large-scale developments containing a mixture of office, retail, and residential uses) are encouraged to locate along major arterial streets and the Interstate highways.
- 29.6 Evaluate existing shopping centers and existing commercial locations for areas of potential expansion. Make use of the land use plan in developing new areas of commercial activity. Develop appropriate commercial districts in the zoning ordinance.
- 29.7 To segregate commercial uses on the Land Use Plan and the Official Zoning Map by intensity of use. That is locating commercial uses based upon potential impacts (noise, traffic, general appearances characteristics, etc.)
- 29.8 To require wide (at least 50 feet) side and rear yard buffer zones or greenspaces of General Commercial and High Intensity Commercial uses bordering single-family residential uses or zoning districts (except R-5A districts; encroachment by structures, parking lots, or other paved areas into the setbacks should not be allowed in these buffer zones.
- 29.9 To require landscaping in all areas of a commercial lot that are not used for buildings, parking, driveways, patios, and sidewalks. This landscaping should be installed in accordance with standards adopted by the City with regard to type of planting material and spacing.

by-pass. If the same development pattern is allowed on the by-pass, then it too will become congested and need widening or another by-pass.

Policies to avoid the ill-effects of strip commercial development can be directed along two lines: new development and remedial action for existing commercial strips. New construction should be limited to shopping centers or planned clusters. Existing strips cannot be removed overnight, but they should not be allowed to become worse. Therefore, some sort of transitional regulation at the common boundaries between strip commercial and residential zones is necessary.

POLICY 33: To allow a mixture of high quality retail, office development, and high-tech commercial and industrial uses on the Highland Colony Parkway in addition to public/quasi-public uses such as churches and schools.

Industrial Goals

GOAL: To designate adequate and suitable land for the expansion of existing industries and for the location of new industries.

OBJECTIVE: Expansion of industrial areas will be determined based upon future predictions of industrial activity and the land use plan.

POLICY 34: Industries will be encouraged first to locate and expand within existing industrial areas to take advantage of more cost effective existing infrastructure.

POLICY 35: The City of Ridgeland will encourage industrial development in areas appropriate for industries.

POLICY 36: Existing zoning will be reviewed and evaluated to determine the extent to which it relates to projected industrial land use needs.

GOAL: To provide well located sites adequately served by highways, railroads, utilities and services for new industrial development.

OBJECTIVE: To promote new industrial development through accessibility to transportation, utilities and service functions.

POLICY 37: Industrial districts will be located in areas that can be cost effectively served by adequate transportation and utilities.

GOAL: To encourage the installation of business and industrial establishments that would be most desirable for the community from a socio-economic standpoint.

OBJECTIVE: To attract and expand business and industry in order to diversify the economic base, produce needed jobs, and raise wages.

POLICY 38: To strengthen the existing socio-economic base of the community through commercial and industrial growth in a manner compatible with current practices and the land use plan.

POLICY 39: The existing infrastructure system shall be maintained and enhanced in order to prevent the limiting effects on economic growth due to infrastructure decay.

POLICY 40: To Develop a Capital Improvements Program for the City, to have a continuous program of regular maintenance and new construction of the City's infrastructure.

Transportation Goals

GOAL: To provide a network of roadways which allows for the safe and efficient movement of traffic between locations.

OBJECTIVE: To design a comprehensive circulation system to serve the community and its entire region and to integrate facilities and land use.

OBJECTIVE: To provide better traffic flow by improving or constructing new north-south and east-west transportation routes.

OBJECTIVE: To reduce traffic congestion on existing major and minor streets between homes and places of shopping and employment and to discourage through traffic in residential areas.

OBJECTIVE: To improve vehicular accessibility and circulation.

OBJECTIVE: To address the recreational needs of pedestrians and bicycle riders. A Trails and Greenspace Master Plan is being prepared.

OBJECTIVE: To maintain a presence in the Metropolitan Planning Organization in order to be involved in an areawide transportation planning process.

OBJECTIVE: To reduce the impact of railroad, highway, and arterial road noise on residential properties by recommending spatial separation of residential uses from these elements of the areas's thoroughfares system.

OBJECTIVE: To determine the right-of-way of new roads before any development begins, and to begin a continuous program to buy the right -of-way for proposed new streets and for streets that need to be widened.

OBJECTIVE: To provide a roadway system capable of accommodating the accessibility needs of development that occurs in the planning area.

POLICY 41: To build on and improve existing roadway resources and to add significant new roads to accommodate expected future development.

POLICY 42: New commercial and industrial development shall be clustered off arterial streets to lessen traffic congestion.

POLICY 43: Schools and multi-family complexes will be located with direct access to arterial streets to lessen traffic congestion.

POLICY 44: Single- and two-family housing will not have access onto arterial streets, and access onto collector streets is discouraged because:

- 1) as the number of curb cuts increases along a collector or arterial, the potential of accidents and traffic congestion also increases; and
- 2) increased traffic volumes and speeds encountered on arterials and collectors make these sites undesirable as residential sites.

POLICY 45: To require minimum lot size for a new commercial development where subdivision of land is proposed, so that lot sizes do not encourage numerous curb cuts; or to require services drives for access.

POLICY 46: If it becomes necessary to locate houses along arterial and collector streets, then the front yard setback will also be increased. An increase in lot frontage may be required to provide space for a turnaround so that vehicles will not have to back out onto arterial or collector streets.

POLICY 47: Parking that allows vehicles to back out onto major streets in commercial and industrial districts is prohibited, unless approved at site plan review by the Mayor and Board of Aldermen.

POLICY 48: To open new streets, to improve existing streets and to redesign intersections in order to improve traffic circulation and street conditions.

Implementation Goals

GOAL: To adopt and use a capital improvements program as a major tool for the accomplishment of the comprehensive plan.

OBJECTIVE: A capital improvements program will be based on a community facilities plan in accordance with Section 17-1-1 of the Mississippi Code.

POLICY 49: The capital improvements program will be the means of financing those capital improvements developed as a part of the plan.

The capital improvements program will be a basis for planning for housing, schools, parks and recreation, public buildings and facilities, and utilities and drainage.

GOAL: To implement the land use plan through zoning policies, subdivision regulations, and urban renewal activities which are in agreement with the plan.

OBJECTIVE: To use the land use plan as a guide for development of the area.

POLICY 50: The land use plan shall be consulted before any development or policy making occurs.

Development will be approved after a comparison with the land use plan's policies and found to be compatible. Changes in local building policies must be in accordance with the plan.

Zoning Policies

POLICY 51: The cumulative or pyramidal form of zoning district structure is considered by zoning authorities to be antiquated. However, a limited pyramidal form should be permitted under the following conditions:

- 51.1 Single-family homes are allowed in the less restrictive residential zones.
- 51.2 Commercial uses permitted in the transition districts are allowed in all the less restrictive commercial districts.

However, all uses permitted in the general and regional commercial districts are not appropriate in the central business district.

- 51.3 Apartments or townhouses, if carefully integrated and controlled, can be located in planned commercial districts or in the upper floors of buildings in the central business district. This is because any residential use tends to interrupt the commercial continuity such that commercial and residential decay results.
- 51.4 Mixed use districts composed of office, retail, and residential uses or of office retail and light industrial uses, but no residential uses, are permitted in the same district with industrial uses.
- 51.5 Detached and semi-detached single- and two-family dwellings are not permitted in commercial or industrial districts because they have a tendency to be blighted in commercial or industrial districts.

POLICY 52: An agricultural district will be established to preserve agricultural lands from the encroachment of incompatible uses and to provide for orderly and compact development.

POLICY 53: Buffer yards and screens will be required in order to improve the appearance and compatibility of land uses and other development within the city.

POLICY 54: The City of Ridgeland will employ flexible zoning administrative techniques (Variances, special use permits, rezonings, site plan review, overlay zones, floating zones, and administrative permits) and decision-making standards for these techniques.

PLANNING

PRINCIPLE: The standards are necessary to permit fair and impartial review and evaluation of development and to prevent arbitrary and capricious decisions when these discretionary methods are used. The term "highest and best use," as appraisers and realtors use the term, is that which will yield the maximum economic return. This term is not helpful in development review because highest and best uses often cause problems if they are located in the wrong places. The use of standards also attempts to minimize external factors, side effects, and spillover costs to other properties and the public at large.

POLICY 55: Use variances are prohibited. Variances are only granted to relieve hardships involving dimensional requirements.

POLICY 56: Guidelines for reviewing rezoning applications must include standards for dealing with spot zonings. No proposed zoning amendment (rezoning) will receive favorable recommendation unless:

56.1 The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories;

56.2 There is clear and convincing evidence that all uses permitted under the proposed district classification would be in the general public interest and not merely in the interest of an individual or small group;

56.3 There is clear and convincing evidence that all uses permitted under the proposed district classification would be appropriate in the area included in the proposed change. (When a new district designation is assigned, any use permitted in the district is allowable, so long as it meets district requirements, and not merely uses which applicants state they intend to make of the property involved.);

56.4 The proposed change must not create an isolated district unrelated and incompatible to adjacent districts;

56.5 There is clear and convincing evidence that the character of the neighborhood will not be materially and adversely affected by any use permitted in the proposed;

56.6 The proposed change is in accord with the comprehensive plan and sound planning principles;

POLICY 57: The Land Use Plan will be used as a general guide to evaluate rezoning applications. Proposed rezonings may be approved if they conform to the land use conditions.

57.1 If the applicant's property falls on or adjacent to a district having the same zoning classification. The effect would be an extension of the land use classification.

57.2 If the density of the property conforms to that of the proposed zoning district.

POLICY 58: All necessary public facilities are available and adequate at the time of development.

POLICY 59: The city of Ridgeland uses zoning overlay districts for specific purposes.
Overlay district zones are defined as follows: a zone to which an overlay district ordinance has been adopted. Development within an overlay district zone is in accordance with the overlay district ordinance specified for that zone, and is compatible with the City of Ridgeland's Comprehensive Plan. However, nothing contained herein shall be construed as constituting a change of the underlying zoning applicable in any overlay district.

Information Technology Goal

GOAL: To establish a "World Class" information and communication system that positions the City of Ridgeland at the forefront of technology.

OBJECTIVE: SAFETY – Develop technology that will enhance public safety, be compatible with private security and surveillance, and position Ridgeland to be the safest City in the World.

OBJECTIVE: EDUCATION – Develop technology that will enhance Ridgeland's education system through the offering of virtual on-line classrooms.

OBJECTIVE: CONNECTIVITY – Develop technology that will allow the citizen's of Ridgeland the opportunity to forever remain in Ridgeland by connecting them to the World through any computer or handheld communications device.

OBJECTIVE: COMMUNICATION – Develop technology that will enhance communication through real-time video conferencing, voice-over IP technology, and better telecommunication systems.

OBJECTIVE: ECONOMIC DEVELOPMENT – Develop technology that will enhance Ridgeland's ability to offer a better business climate for national and international corporations by establishing a more advanced technology infrastructure network, both wired and wireless.

OBJECTIVE: MUNICIPAL SERVICES – Develop technology that will enhance the municipal services offered by Ridgeland's government including real-time Automatic Meter Reading, Network Monitoring, Traffic Monitoring, and Public Safety.

CHAPTER TWO: LAND USE PLAN

Introduction and Methodology

Section 17-1-1 of the Mississippi Code specifies that the Land Use Plan element of the Comprehensive Plan shall designate “---in map or policy form the proposed general distribution and extent of the uses of land for residences, commerce, industry, recreation and open space, public/quasi-public facilities and lands.” The Code also requires that “background information shall be provided concerning the specific meaning of land use categories depicted in the plan in terms of the following: residential densities; intensity of commercial uses; industrial and public/quasi-public uses; and any other information needed to adequately define the meaning of land use codes (reflected on the Land Use Plan map). Projections of population and economic growth for the area encompassed by the plan may be a basis of quantitative recommendations for each land use category.”

The purposes of the land use section of the comprehensive plan are to inventory the community's existing land use patterns and to recommend policies for future development that are consistent with the community's character. These policies also involve decisions on how the land use patterns should change for future needs. The Land Use Plan is a vital part of the Comprehensive Plan since zoning decisions are required by state law to be based upon the adopted Land Use Plan. It should be remembered, however, that the Land Use Plan is subject to change as the city grows and may be amended at any time following the necessary public hearings and justification for such amendments. Therefore, the Land Use Plan should not be regarded as being “cast in concrete.”

In addition to an existing land use inventory, population, housing, and employment projections are also used to determine future development patterns. Population, housing, and employment projections establish patterns of expected future development. The land use section, in particular, serves as a guide for reviewing private development proposals and for making decisions on the location of public facilities.

Land Use Inventory and Projected Land Use Needs

Study Area:

Since state law requires that the plan address a 20 to 25 year period. With this long range time period in mind, a city such as Ridgeland would naturally look beyond its current borders at those areas that lie within its path of growth. This then requires that the city consider an area of at least one mile beyond its present corporate limits as part of its study area. Ridgeland's study area for the year 2020 is shown on Map 1. Ridgeland's study area extends only west and northwest of the current corporate limits because the City of Ridgeland is bordered by the cities of Madison and Jackson to the north and south and the Ross Barnett Reservoir to the east. This study area is intended to encompass the land within Ridgeland's “path of growth” for the next 25 years. A land use inventory was conducted for the study area, the results of which will be given later after the population projections are presented.

DEMOGRAPHIC PROFILE AND FORECASTS

Demographic Characteristics and Trends

The following data is compiled to establish the current profile of the city of Ridgeland with respect to a variety of issues including population, age, housing, education and employment. As a point of clarification, the data included in these tables reported for Ridgeland does not include the annexed territory or the portion of the planning area lying outside the corporate limits.

Population

Population data is recorded every ten years by the United States Bureau of the Census, as it has done since 1790. The latest census, Census 2000, provides the most recent and readily available resource for demographic information. The success or quality of a community is sometimes gauged by changes in population. The assumption is that increasing population indicates a favorable community because people are choosing to move into the community (or choosing to stay as opposed to moving away). These statistics are often compared by community leaders to "gauge" the community's standing.

The population of Ridgeland has increased dramatically over the past 30 years. The data reported by the Census Bureau indicates the following population figures:

<u>Year</u>	<u>Population</u>
1970	1,650
1980	5,461
1990	11,714
2000	20,173

In considering population changes, it is important to consider the factors which impact population. Population can be affected by three different components:

1. In migration or out migration (persons moving in or moving away)
2. Net affect of births or deaths, and
3. Change in geography (annexation or deannexation)

The City of Ridgeland has experienced population increase due to each of these three factors.

Table 1 (following page) depicts the population and population changes from 1980 to 2000 for the City of Ridgeland and other geographic areas within Madison County. The purpose of this comparison is not to indicate which community is "better" or "worse", but to get an idea of where growth is occurring and the pace of that growth.

Geographic Area	Total Population			Numerical Change			Percent Change		
	1980	1990	2000	80-90	90-00	80-00	80-90	90-00	80-00
Ridgeland	5,461	11,714	20,173	6,253	8,459	14,712	114.5%	72.2%	269.4%
Canton	11,116	10,062	12,911	-1,054	2,849	1,795	-9.5%	28.3%	16.1%
Flora	1,507	1,482	1,546	-25	64	39	-1.7%	4.3%	2.6%
Madison	2,241	7,471	14,692	5,230	7,221	12,451	233.4%	96.7%	555.6%
Jackson (part)	N/A	727	533	N/A	-194	N/A	N/A	-26.7%	N/A
County Remainder	21,288	22,338	24,819	1,050	2,481	3,531	4.9%	11.1%	16.6%
County Total	41,613	53,794	74,674	12,181	20,880	33,061	29.3%	38.8%	79.4%
State of Mississippi	2,520,638	2,573,216	2,844,658	52,578	271,442	324,020	2.1%	10.5%	12.9%

Source: US Census Bureau for years noted.

Table 1: Change in population over time for select geographic areas. Ridgeland, the largest municipality in the county, has gained population over time, as has the county as a whole.

As can be seen in Table 1, Madison County experienced an increase in population of 33,061 persons over the twenty-year period from 1980 to 2000. For the same time period, the unincorporated portions of the county only increased by 3,531 persons. This fact indicates that most of the countywide population growth is occurring within municipal limits, or has been annexed into a city. Ridgeland accounts for a significant proportion of the population growth that has occurred within the county.

Since the release of the Census 2000 data, population growth is continuing, as evidenced by census estimates. For the period spanning from 2000 to 2007, the Census Bureau estimates Ridgeland and Madison County's population as follows:

	2000	2001	2002	2003	2004	2005	2006	2007
Madison Co.	74,674	76,544	78,015	79,809	82,030	84,488	87,223	89,387
Ridgeland	20,173	20,345	20,874	21,583	21,692	21,373	21,487	21,495

According to these census estimates, population growth within the City of Ridgeland is not keeping pace with historical growth rates. The most likely cause for the trend change is the lack of vacant land within the city limits. Additionally, contributing to this population, is the fact that redevelopment is occurring within the city. Apartment units have been removed to make way for other forms of development.

At the time of this writing, Ridgeland has recently received approval of an annexation that will provide for some additional vacant land for development; however, this supply of land should not be considered sufficient for an extended period of time. Because of the timeframe within which annexations occur (years to complete), Ridgeland should consider adding additional territory to its city limits.

Age Structure

Changes within the population by age can reveal certain information about the future for Ridgeland. Table 2 provides the opportunity to see how age groups have changed over the

decade between census periods. By comparing age strata over two census periods, the changes in specific age groups can be identified.

Age	City of Ridgeland		Change in Age Group
	1990	2000	
9 & under	1,604	2,790	n/a
10 to 19	1,086	2,304	700
20 to 29	3,563	4,131	3,045
30 to 39	2,673	4,001	438
40 to 49	1,210	3,056	383
50 to 59	614	1,774	564
60 to 69	447	837	223
70 to 79	273	613	166
80 and over	244	667	n/a
Total	11,714	20,173	

Sources:
1990 and 2000 Summary Tape File 1, U. S. Census Bureau

Table 2: Change in population over time by age cohort. Ridgeland has gaining population in every age category.

For example, in Table 2 the age group "9 & under" in 1990 would be the age group "10 to 19" in 2000. Calculating the difference in these groups provides insight as to the age makeup of Ridgeland.

The youngest measurable age group (10-19 for 2000) increased by 700 persons. Each age group thereafter gained population. The largest gain is in the "20 to 29" age group, with a gain of 3,045 persons. The high proportion of gain for this age group could be attributed to certain areas that were annexed by the city in 1995. Higher density residential developments in the vicinity of the reservoir were annexed, and likely contained many persons of this age cohort. Growth in all age cohorts is important to a

community, as it represents a balanced community. Services must differ for various age groups (particularly with regard to recreational opportunities), and having balanced distribution and growth within all age groups results in a wider variety of community services and opportunities.

Housing Characteristics

The housing characteristics for the city of Ridgeland and Madison County are presented in Table 3 (following page). As can be seen, the number of housing units in the city of Ridgeland increased each census year from 1980 to 2000. This trend is logical given the correlation between population and housing units. As with population, the increase in housing units can, to some degree, be attributed to annexation. Nonetheless, Ridgeland is experiencing substantial growth from new construction. The market forces that are driving the demand for housing are expected to continue, which will in turn increase the demand for increased levels of service, particularly where this housing growth spills over the Ridgeland city limits into the comprehensive planning area.

Changes in household size create a disconnection between the growth of housing units and population. The bottom of Table 3 reports the persons per household, and over the twenty year period shown, Ridgeland has lost 0.44 persons for each household. Because of this, the growth rate for housing units out paces that of population. This is not unique to Ridgeland whereas Madison County experienced a similar reduction in persons per household. This trend is consistent with national demographic trends.

Housing Units	1980				1990				2000			
	Ridgeland		Madison Co.		Ridgeland		Madison Co.		Ridgeland		Madison Co.	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Occupied	2,091	91.9%	12,711	90.8%	5,625	91.6%	19,276	92.8%	9,267	93.3%	27,219	94.6%
Vacant	184	8.1%	1,282	9.2%	516	8.4%	1,485	7.2%	663	6.7%	1,562	5.4%
Total	2,275		13,993		6,141		20,761		9,930		28,781	
Occupied												
Owner	1,392	66.6%	8,957	70.5%	1,962	34.9%	12,371	64.2%	4,471	48.2%	19,288	70.9%
Renter	699	33.4%	3,754	29.5%	3,663	65.1%	6,905	35.8%	4,796	51.8%	7,931	29.1%
Total	2,091		12,711		5,625		19,276		9,267		27,219	
Persons per Household	2.59		3.20		2.07		2.74		2.15		2.67	

Source: U.S. Census Bureau for years noted.

Table 3: Housing tenure and vacancy rates. Over the twenty-year period, Ridgeland shows growth in housing units with a decrease in vacancy rates.

The data in Table 3 also indicates trends in housing tenure and occupancy. The vacancy rate in Ridgeland has decreased from 8.1% in 1980 to 6.7% in 2000. At the same time, Madison County has also experienced a decrease in vacancy. As a benchmark, the vacancy rate statewide for 2000 was 9.9%. In 2000, both Ridgeland and Madison County had vacancy rates that were well below this statewide average. Lower vacancy rates indicate a stronger demand for housing (i.e., if the housing stock is occupied, then fewer houses are available on the market for rent or purchase).

The housing ownership mix in Ridgeland changed considerably from 1980 to 2000. In 1980, owner occupied homes made up 66.6% of all housing in the city. By 2000, that percentage had dropped to 48.2%. Countywide, however, the ownership mix has remained unchanged over the 20 year period. Statewide, the housing ownership mix is 72.3% owner occupied, and 27.7% renter occupied. The high proportion of renter occupied housing is likely due to the high density housing annexed in 1995.

Housing quality is a factor that has an impact on the community in terms of community appearance, property values and overall quality of life. Presently, the housing stock in Ridgeland is in excellent condition overall. An indicator as to the future quality of housing is the age of housing.

Older housing usually requires a higher level of maintenance to keep it in good condition. The Census Bureau reports the "year structure built" in its decennial reports. The importance of this data is that it will demonstrate not only the age of housing but also the distribution by time period.

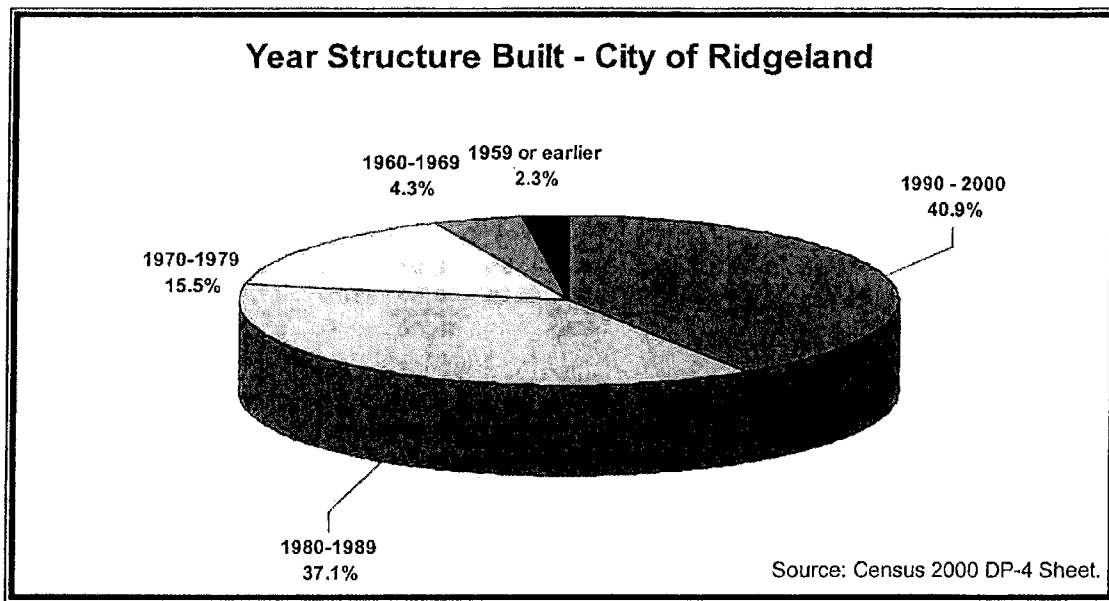


Figure 1: Distribution of housing units in Ridgeland based upon year structure built. Percentages represent total of all housing units.

Figure 1 is a pie chart indicating the data reported by the Census Bureau. It indicates an uneven distribution of housing units among the time periods. An overwhelming majority, approximately 78%, of the housing units in Ridgeland were constructed in the 1980s or later.

Educational Attainment

Information on educational attainment is presented in Table 4(following page) for the city of Ridgeland, Madison County and the State of Mississippi. In reading Table 4 it is important to understand the data rows. The row labeled "High School Graduate only" includes the population that has achieved only a high school education (college educated persons also have a high school education).

As can be seen in Table 4, Ridgeland has a higher percentage of persons with higher levels of education than does Madison County or Mississippi. This fact is not unusual, considering that much of Madison County and the state are rural in nature and agriculture is a primary occupation in these rural areas. The education level of the area's population will have an impact on the types of employers that seek to draw upon the local labor pool. Likewise, income levels will be commensurate with education levels.

1990	Ridgeland		Madison Co.		Mississippi	
	No.	%	No.	%	No.	%
Less than 9th grade	222	2.8%	4,285	13.3%	240,267	15.6%
9th to 12th, no diploma	424	5.4%	4,871	15.1%	309,418	20.1%
High school graduate only (includes equivalency)	1,150	14.7%	6,096	19.0%	423,624	27.5%
Some college, no degree	1,752	22.4%	5,673	17.6%	259,477	16.9%
Associate degree	631	8.1%	1,800	5.6%	79,264	5.2%
Bachelor's degree	2,719	34.8%	6,789	21.1%	149,109	9.7%
Graduate or professional degree	915	11.7%	2,650	8.2%	77,838	5.1%
Total persons 25 yrs and older	7,813		32,164		1,538,997	
2000	Ridgeland		Madison Co.		Mississippi	
	No.	%	No.	%	No.	%
Less than 9th grade	231	3.0%	2,995	9.3%	169,178	11.0%
9th to 12th, no diploma	670	8.6%	4,951	15.4%	307,852	20.0%
High school graduate only (includes equivalency)	2,126	27.2%	8,558	26.6%	516,091	33.5%
Some college, no degree	2,999	38.4%	9,702	30.2%	366,744	23.8%
Associate degree	838	10.7%	2,823	8.8%	100,561	6.5%
Bachelor's degree	4,375	56.0%	12,110	37.7%	194,325	12.6%
Graduate or professional degree	2,290	29.3%	5,634	17.5%	102,766	6.7%
Total persons 25 yrs and older	13,529		46,773		1,757,517	

Source: US Census Bureau 1990 and 2000 Summary Tape File 3.

Table 4: Educational attainment for Ridgeland, Madison County, and Mississippi. Totals represent the population 25 years old and older.

Employment Base

Economic analysis is more difficult for smaller levels of geography such as cities and towns. Data is compiled by various agencies at larger levels of geography such as counties, metropolitan areas and states.

Madison County is experiencing an increase in employment. According to data published by the Mississippi Employment Security Commission, there were 17,340 more persons in the civilian labor force in May 2006 than were there in 1990. The unemployment rate has fluctuated over that time period, but is now lower than the 1990 rate. Table 5 (following page) provides a summary of these data.

Madison County, Mississippi Employment Statistics			
	1990	2000	May 2006
Civilian Labor Force	26,710	38,310	44,050
Unemployment Rate	5.4%	4.4%	4.7%
Employed	25,280	36,610	42,000
Sources:			
Data taken from Mississippi Employment Security Commission Annual Averages report and May 2006 Labor Force Estimates.			

Table 5: Madison County has seen an increase over the years with respect to employment. The May 2006 unemployment rate had fallen to 4.7%.

The economic profile of Madison County is favorable for continued growth. With significant increases in population, employment opportunities have been available to maintain a low unemployment rate. For comparison purposes, the unemployment rate for Mississippi for May 2006 was 7.4%, significantly higher than the 4.7% for Madison County. As employment increases, similar trends are taking place with respect to employment establishments. Table 6 provides a summary of change over time by establishment.

Madison County, Mississippi Employment by Establishment				
	1990	2000	Change '90-'00	% Change
Establishment Based Employment	16,700	28,830	12,130	72.6%
Manufacturing (Total)	2,780	3,250	470	16.9%
Non-manufacturing (Total)	13,920	25,580	11,660	83.8%
Mining & Construction	650	1,890	1,240	190.8%
Transportation & Public Utilities	860	2,030	1,170	136.0%
Wholesale & Retail Trade	6,140	8,970	2,830	46.1%
Finance, Insurance, & Real Estate	1,040	2,370	1,330	127.9%
Service & Miscellaneous	2,780	6,560	3,780	136.0%
Government	2,450	3,760	1,310	53.5%
Public Education	1,210	1,550	340	28.1%
Note: Totals may not add due to rounding.				
Source:				
Data taken from Mississippi Employment Security Commission Annual Averages for 1990 - 2000.				

Table 6: Change in establishment based employment over time. An increase in the number of jobs has taken place overall (72.6% increase). Unlike many other counties, Madison County is experiencing an increase in all sectors of employment.

The most significant increase in employment occurred in the non-manufacturing sector, gaining some 11,660 positions over the decade. Manufacturing jobs, which usually show a decrease, increased by 470 over the decade. Although a detailed analysis is not within the scope of this report, the Nissan facility and its associated suppliers have likely had a significant influence on these trends.

A matter of interest in planning for the future is to consider, to the extent possible, where people work. For example, consider the fact that the Mississippi Employment Security Commission data indicates that in 2000, there were 38,310 persons within Madison County employed. Then also consider that the same data source indicates that for 2000 there were only 28,830 jobs within Madison County. The difference is that of 9,480 persons employed outside the county. Clearly there is room within the county for additional jobs.

In an effort to understand where people work, the Census Bureau provides data to that effect. For the city of Ridgeland's population, the data is summarized in Table 7.

Place of Work - City of Ridgeland		
Based on Working Population 16 Years and Older		
	<u>Number</u>	<u>% total</u>
Working Population 16 years+	11,455	100.0%
Work within Ridgeland	2,509	21.9%
Work outside of Ridgeland:		
Elsewhere in Madison County	1,372	12.0%
Outside Madison County	7,574	66.1%
Source: U. S. Census Bureau; Summary File 4 for Census 2000.		

Table 7: More than 78% of the city's working population finds employment beyond the city's limits.

On a countywide basis, the Census Bureau provides data to identify commuter patterns, or where people travel to work. This data summarizes the flow of workers from a resident county to work county and vice versa. Table 8 (following page) indicates the commuter patterns into and out of Madison County.

Part I of the table indicates that 19,438 workers that reside in Madison County travel to work outside the county, with Hinds County receiving more than 81% of those workers. Part II of the table indicates that 13,775 workers from outside Madison County seek employment within the county. If more employment opportunities were available within the county, then the amount of commuting would likely be lessened.

**Commuter Patterns for Madison County, Mississippi
Based on Census 2000**

Part I.

**People living in Madison County,
but working in some other place.**

Residence County	Workplace County	Count*	% Total Working	% Working Out of County
Madison County, Mississippi	Madison County	14,922	43.4%	
	Hinds County	15,906	46.3%	81.8%
	Rankin County	2,521	7.3%	13.0%
	Yazoo County	271	0.8%	1.4%
	Holmes County	123	0.4%	0.6%
	Scott County	122	0.4%	0.6%
	Warren County	118	0.3%	0.6%
	Other Area (22 counties)	377	1.1%	1.9%
Total Madison County Residents Working:		34,360		
Commuting to Outside Madison County:		19,438		

Part II.

**People working in Madison County,
but living in some other place.**

Workplace County	Residence County	Count*	% Total Working	% Working Out of County
Madison County, Mississippi	Madison County	14,922	52.0%	
	Hinds County	7,279	25.4%	52.8%
	Rankin County	3,739	13.0%	27.1%
	Yazoo County	732	2.6%	5.3%
	Holmes County	354	1.2%	2.6%
	Leake County	245	0.9%	1.8%
	Other Area (52 counties)	1,426	5.0%	10.4%
Total Working in Madison County:		28,697		
Commuting from Outside Madison County:		13,775		

* Number of workers age 16 years and over in the commuter flow

Source: U.S. Census Bureau

Internet Release date: July 25, 2003

Table 8: Commuter patterns into and out of Madison County. Hinds County is a strong attraction for Madison County workers.

Summary

Ridgeland is experiencing internal growth with regards to both residential and non-residential development. Population in Ridgeland is on the rise, and along with the increasing number of rooftops come additional development in all forms, including retail and service industries. The Highland Colony Parkway area is rapidly developing, and the development trend is expected to push further west and north, as more land is available for urban development.

As evidenced in Table 5, unemployment has decreased in Madison County. A low unemployment rate is important not only at a personal level, but also at the community level. An employed population equates into a cycle of money flowing through the community, benefiting business owners, service providers and governmental entities. The ability of local government to function and provide services is enhanced as the cycle of spending increases. This economic cycle in Ridgeland and Madison County should be continually fostered and strengthened.

Population Estimates

Overall, the population in the Ridgeland study area is expected to increase substantially in the next 20- 25 years. The 2020 projected population for the study area is expected to more than double from 14,563 to 37,221. This means that there will be a great deal more development for which to plan.

According to the 1990 U.S. Census, Ridgeland and its study area had a population of 14,563, with 11,714 being inside the corporate limits. The largest age group for both Ridgeland and the study area is 20-29, and the second largest group is 30-39.

**TABLE II-1
CITY OF RIDGELAND
1990 POPULATION AND 2020 PROJECTIONS BY TRAFFIC ANALYSIS ZONE AND
BY PLANNING AREA**

TRAFFIC ANALYSIS ZONE	1990 POPULATION	2020 PROJECTED POPULATION
RIDGELAND AND PLANNING AREA		
266	486	743
267	277	2006
268	932	947
269	466	486
270	527	1000
271	979	1057
272	0	0
273	499	532
274	1139	1341
275	81	333
276	1060	1184
277	1173	1352
278	208	257
279	66	71
281	0	0
282	267	557
283	1167	1235
284	17	3515
285	223	2985
286	66	217
287	373	2617
291	722	2928
292	30	64
293	898	1896
297	666	1023
298	746	1483
311	109	236
312	405	493
314	261	2090
315	<u>720</u>	<u>4733</u>
TOTALS	14,563	37,381

Numerous techniques of projecting future population exist. The CMPDD used a linear regression technique to project County-wide population through the year 2020, with a base year of 1970. This technique projects future population by establishing a growth curve from past trends. An

average of population and dwelling units counts from 1970 through 1990 was used to arrive at the projections rather than "pure" Census population figures. Table II-1 shows the Population Projections for Ridgeland and its planning area, which were a part of the county-wide projections.

Because municipal boundaries do not remain constant due to annexation, CMPDD population projections for the Ridgeland Study Area are based upon Traffic Analysis Zone projections that were developed for the 2020 Jackson Urbanized Area Transportation Plan. CMPDD compiled 1990 population counts by Traffic Analysis Zone from the 1990 Census of Population. Next, projections of residential acreage were produced based upon the current Ridgeland Land Use Plan. Assumptions were made about the amount of acreage that would actually be developed for residential uses within 20-25 years. Population density figures (according to the type of residential development— existing or proposed) derived from the Land Use Plan were used to produce population projections to the horizon date of 2020. The population of the Ridgeland Study area is projected to be 37,221 by the year 2020.

Existing Land Use Methodology

The land use survey is traditionally the most important survey of the planning process. This survey is a field "windshield" survey conducted in Ridgeland and the surrounding study area. The field work was recorded on a base map and aerial photographs, and each parcel was coded according to its present land use and then transferred to a large base map. The current zoning classification of each parcel was not considered at this time, because it does not come into play until the Land Use Map is developed. The existing land use is divided into the following categories:

1. Residential Estate (large lots of at least one acre)
2. Low-density residential (1-3 dwelling units per acre)
3. Medium-density residential (4-6 dwelling units per acre)
4. High-density (multi-family) residential (7-10 dwelling units per acre)
5. Residential Manufactured Homes
6. Public/Quasi-public (schools, churches, libraries, public buildings, etc.)
7. Parks/Open Space
8. Limited Commercial (offices, medical clinics, etc.)
9. General Commercial (indoor commercial uses)
10. Highway Commercial (primarily commercial uses with outdoor storage)
11. Technical Industrial Park
12. Light Industrial Uses
13. Heavy Industrial Uses
14. Agricultural/Open Space

The existing land use map shows present land use patterns and provides a basis for the development of the land use plan and future zoning map.

Table II-8 shows the relative sizes of existing land use categories within the current Ridgeland corporate limits and the entire study area. Land use categories have been depicted in acres, and

each category is expressed as a percentage of the total city area and the total study area. This survey is useful for pointing out existing estimated land use acreage and potential available land for future development. For example, this survey estimates that Ridgeland is approximately 79 percent developed, and the study area is 60 percent developed. Clearly, the city of Ridgeland is rapidly being built out and will need more land for development. In this regard, this is an indicator of future land use needs, especially if the percentages of each land use category are assumed to be approximately the same in 2020 as those of today, with the exception of agricultural land uses.

**TABLE II-8
SUMMARY OF EXISTING LAND USES
CITY OF RIDGELAND AND STUDY AREA - 2000**

Land Use Category	Ridgeland: Area in acres	Percent of city	Study Area: Area in acres	Percent of Study Area
Total Area	10,750	100.	28,800	100.0
RESIDENTIAL IN USE				
Residential Estate	1,045.9	9.7	2,829.6	9.8
Low-Density Residential	975.8	8.9	1,122.9	3.9
Medium-Density Residential	541.0	5.0	549.2	1.9
Multi-Family Residential	341.1	3.2	341.1	1.2
Manufactured Homes	98.6	.9	180.5	0.6
Subtotal for Residential Uses	3,001.9	27.9	5,023.4	17.4
COMMERCIAL IN USE				
Light/Office Commercial	236.4	2.2	236.4	0.8
General Commercial	294.2	2.7	299.3	1.0
High-Intensity Commercial	213.6	2.0	213.6	0.7
Subtotal for Commercial Uses	744.2	6.9	749.3	2.6
INDUSTRIAL IN USE				
Light Industrial	112.8	1.1	112.8	0.4
Heavy Industrial	36.7	0.3	243.0	0.8
Subtotal for Industrial Uses	149.5	1.4	355.8	1.2
Public/Quasi-Public	481.8	4.5	531.3	1.9
Parks	279.3	2.6	279.3	4.0
Natchez Trace Parkway	735.0	6.8	882.5	
Street Rights-of-way	1,201.0	11.2	5,870.0	20.4
Utility Rights-of-way	95.9	.09	255.0	0.9
Subtotal for Supportive Uses	2793.0	26.0	7,818.1	27.2
Total of Development Land	7,505.7	69.8	18,304.2	63.6
Floodways	678	6.3	1,246	4.3
Floodplains	1,125	10.5	2,219	7.7
Reservoir	892.6	8.3	892.6	3.1
Available Land for Development	548.7	5.1	10,495.8	36.4

SOURCE: CMPDD 1997 ESTIMATES

Note: The City of Ridgeland annexed territory subsequent to the preparation of this table. Additionally, the limits of the planning area have been modified and such modifications are not reflected in this table.

The Land Use Plan

Overview:

The land use plan represents a composite of all the elements of the planning program. Within this context, the plan depicts in narrative, statistical and map forms the general relationships between land use patterns, major transportation arteries, schools, parks and other community facilities, and the overall environment of the community. Preparation of the land use plan was closely coordinated with the development of all other elements of the planning program, particularly the population and economic study, the transportation plan, and the community facilities plan.

In addition to coordinating the land use proposals with other elements of the planning program, preparation of this study largely consisted of two major work elements. The first work element was determining quantities of various land use categories needed to sustain anticipated future city growth through the planning period. The second major work element was selecting areas of the community that were best suited for a particular type of urban activity.

The Land Use Plan should be used primarily as a general and long range policy guide to decisions concerning future land development. The adoption of these policies by the Mayor and Board of Aldermen establishes their dominance as a guide for land use decisions, and that they may change only by amending the plan. This plan shall also be used as a forecast of the future land needs of the city.

Although the land use forecasts are for 20 to 25 years in the future, the life expectancy of the land use plan, for accuracy and applicability is five to six years. This points to the need to revise the plan every five years.

The plan is not a legal tool; however, because it forms the basis for the zoning ordinance, the subdivision regulations and other implementation documents, it does carry some legal weight. The plan should serve as a guide for consideration of amendments to the Zoning Ordinance, the Official Zoning Map, the Subdivision Ordinance, the public improvements program and capital improvements budget. The Land Use Plan map is intended to indicate broad categories of development for general areas of the city. In order to be useful to zoning, the land use map attempts to delineate exact boundaries wherever possible.

Methodology:

This section of the Comprehensive Plan was developed using three processes involving plan formulation and evaluation. First, the spatial distribution of Ridgeland's future land uses was made after applying specific location criteria. Second, the amount of land allocated for future land uses was correlated with the demand for land in the year 2020. Last, a physical plan for future growth was developed to use city resources and meet city needs in an effective and efficient manner.

The quantities of land needed to accompany various activities in an urban area depend on a multitude of interrelated factors. The most important factors are the composition and the characteristics of the population, the economy of the area and the trends in the density of

development. Since all three of these factors are closely related, a change in one will cause a corresponding change in the other two.

For example, the density of development is dependent, to a large degree, on raw land and development cost (economic factors). Therefore, if these costs increase, the density of the development usually increases to offset these costs, unless the costs are offset by a corresponding increase in income, sales or other economic factors. Although there are numerous methods and techniques used to forecast demands for the future land uses in urban areas, all of these techniques rely, directly or indirectly, on estimates of these factors.

The Land Use Plan, in order to be useful as a policy tool for guiding land use decisions, must be carefully composed. In drafting the Land Use Plan Map, the following factors were considered:

1. Existing land use patterns and growth trends
2. Projected future land use needs based on projected future population and employment converted to the number of acres needed to accommodate projected growth levels
3. Flood plains, excessive slopes (over 12 percent), and soil types
4. Location of major streets and open space

Location Criteria:

Location criteria and guiding principles and standards are used in the placement of activities in the Land Use Plan. These principles and standards have evolved over time within the planning profession and are recognized for their universal application. These criteria involve numerous considerations including danger from floods and other health and safety standards, the vulnerability of important environmental processes to urban activities, the proximity of one land use from another in time, distance and cost, the social, economic and environmental compatibility of adjacent land uses, physical characteristics of individual locations and their suitability for development and the pattern of land values. General principles relating to the location of land uses customarily identify five major functional areas: the work areas, the living areas, the shopping and leisure time areas, the community facility systems and environmentally critical areas of land and water. These principles can be expressed as follows:

1. **Work areas** should be located in convenient proximity to living areas where energy efficient interconnecting transit and thoroughfare routes can be designed to insure easy access back and forth; they should be in convenient proximity to other work areas and where uses incidental to one another have access to interconnecting truck routes. The spatial distribution of work areas should harmonize with intra-urban patterns of firm interaction. Heavy concentrating of work areas should be avoided so as to disperse point source of pollution. Some work areas should be in locations accessible to heavy transportation facilities and large capacity utility lines. Work area locations provide sites adequate in size, economic to develop and attractively situated for the particular uses intended.
2. **Living areas** should be located in convenient proximity to the work and leisure time areas and where there are nearby transit and thoroughfare routes to insure easy access. The spatial configuration of residential communities should take the

activity and residential preference patterns of various categories of households into account. Living areas should be in convenient proximity to large open spaces and should include smaller open spaces, with residential areas within easy walking distance of community facilities. They should be located in areas protected from traffic and incompatible uses, in areas that are economic, energy efficient, and attractive to develop, and where desirable residential densities with a range of choice can be insured.

3. **Shopping areas** and entertainment centers such as shopping malls, restaurant areas, cultural centers and educational complexes should be in convenient proximity to living areas. They should be in centrally located areas and on sites adequate for their purposes.
4. **Community facility** systems should be designed around the underlying service-delivery concepts of each such system and its program, with service levels appropriate to the user groups of each facility. Recreational facilities, schools, libraries, medical care facilities, police and fire stations, and other community facilities should be in locations convenient to user groups and on sites that can be developed economically. The reason is that community or public facilities should be built or developed with an efficient and effective use of taxpayer funds.
5. **Open space system and environmental protection.** Major parks and large open spaces should be located so as to take advantage of, as well as protect, natural processes and unusual landscape features and to provide for a variety of outdoor recreational and other activities. Environmentally critical areas of land and water should be protected from incompatible uses and from pollutants generated by urbanization in the vicinity. Wooded areas that serve a functional purpose in climate, noise, light, and pollution control should be preserved as part of an urban forest and open-space system. Vulnerable urban development should not be located in areas of natural hazards to life and property such as floods, slides and unstable soils. Development using on-site sewage treatment should be prohibited from areas of unsuitable soil and geological conditions. Present and future water supply drainage basins should receive only urban development compatible with protection of the water quality.

Land Use Plan Map:

The Land Use Plan Map will be instrumental in developing a new zoning atlas. In order for the zoning map to be optimally effective, it should closely mirror the Land Use Plan Map. In addition to the Land Use Map, other considerations in drawing the zoning map are:

1. How many sets of districts shall there be?
2. How much space should be allocated to each type of district?
3. What types of land are suitable for each type of district?
4. What should be the physical relationships between various types of districts?
5. Where should the various districts be located, in general?
6. Where should the exact boundary lines of each district run?

In mapping zoning districts, there is usually a compromise between the distracting pattern dictated by existing development and that called for by the Land Use Plan. The Land Use Plan becomes a guide for this decision-making process, as well for the deliberations to be followed in making later amendments to the zoning ordinance. Generally, zoning districts reflect certain principles as follows:

1. Compatibility of use
2. Appropriateness of the land
3. Locational needs of uses
4. Public Services Effects

As a general rule, it is more advisable to run the boundaries of a district along or parallel to rear lot lines, rather than through the center of a street. Where one side of a street is zoned for business and the other for residential use, there is a strong temptation for legislative bodies and courts to authorize business uses on the residential side of the street. Where a district runs parallel to side lot lines it should avoid splitting lots. Land situated similarly should be zoned alike. Care should also be taken that not too many non-conforming uses are created in each district.

Projected Residential Needs:

Table II-1 contains 1990 population estimates and 2020 population projections for the Ridgeland Planning/Study Area by Traffic Analysis Zone. These projections are useful in developing quantitative recommendations for each broad land use category.

Residential densities reflected in the Ridgeland Land Use Plan range from one single-family detached residence for every three acres to seven and one-half dwelling units per acre for multi-family residential uses (apartments and condominiums). The densities used in producing the dwelling unit projections are summarized under the heading "Explanation of Land Use Categories" depicted on the Land Use Plan map in this chapter.

In order to determine future residential acreage, it is necessary to use a projected persons per household ratio. This ratio has been declining since 1970 when it was 3.1. In 1980 it was 2.4, and in 1990 it was 2.20. One reason for this is that family sizes are smaller than in 1970. Another reason is that Ridgeland has a relatively large number of apartments, which tend to have fewer persons per unit. Compared to other metropolitan area suburban municipalities, Ridgeland has more than double the number of apartment units as Clinton, the next highest number (3,700 to 1,300). Even though the ratio is declining, it is not expected to decline to zero. It is expected to level off to about 2.08 by 2020.

Using a projected persons per household ratio of 2.08 and applying it to the projected increase in population of 23,016, we arrive at 11,065 additional dwelling units needed for 2020. Assuming that the present dwelling units per acre ratio will remain the same in 2020, this ratio (4 d.u.'s per acre) is applied to the number of projected additional dwelling units needed for 2020. The result is that 2,766 additional residential acres are needed for 2020 to handle the additional population increase. This acreage will largely come from the Ridgeland Study Area, and annexation will eventually be necessary.

Projected Commercial and Industrial Acreage Needs:

Commercial Acreage Needs:

Since a growth in population also creates a corresponding growth in employment, projections of commercial and industrial acreage needs are based upon the premise that the future need for commercial and industrial acreage is proportionate to the growth of the population of the study area. Therefore, the population of the study area is expected to increase by 151 percent between 1990 and 2020 or 2.5 times. Obviously, in a metropolitan area, residents have the opportunity to work or shop for goods and services in the entire Hinds, Madison, and Rankin Counties' areas or beyond— not in just the defined study area. However, for the purposes of this plan, it is assumed that much of the future commercial needs of the population in the study area will be met within that study area. Table II-8 provides information on the existing commercial and industrial acreage in the study area, providing a means for projecting future needs for commercial and industrial land.

In accordance with the goals and objectives for commercial development, future commercial development is confined to certain areas, specifically the following major thoroughfares.

1. Along U.S. Highway 51
2. Along Old Canton Road
3. Along County Line Road
4. Along Highland Colony Parkway
5. Along I-55

To project commercial land use needs for 2020, it is necessary to determine the current ratio of commercial employees per commercial acre with the presupposition that the same ratio will apply in 2020. This presupposition recognizes the fact that percentages of different land uses tend not to vary greatly over time. The problem in calculating the employees per acre ratio is that the 1990 Census Employment by Industry Sector figures reflect only the employment of Ridgeland residents. It is known that some Ridgeland residents work elsewhere as well as some residents from outside Ridgeland work in the city, but there is no data to determine these numbers with any degree of accuracy. For the purposes of this plan, it is also assumed that the future commercial employment needs of the population in the study area will be met within that study area.

Currently, there are 13.7 employees per commercial acre, and 52.9 percent of the population are commercial employees. It is further assumed that the same percentages will apply in 2020. Thus, 52.9 percent of Ridgeland's 2020 projected population is 20,215 commercial employees. Multiplying the 13.7 employees per commercial acre by the number of 2020 commercial employees yields 2,770 acres needed in 2020 to satisfy commercial land use needs. This means that 2,169.6 additional acres (over the current 600.4 acres) will be needed. There is ample land within the current city limits and study area to satisfy these needs, much of which is already zoned for these purposes.

Industrial Acreage Needs:

As stated previously, industrial acreage needs are based upon the presupposition that the future needs for industrial acreage are proportionate to the growth of the population of the study area. The projected industrial land use needs are derived in a similar fashion as were the commercial needs.

The current number of employees per industrial acre is 10.9, and industrial employees comprise 9.7 percent of the current population. When these ratios are applied to the projected 2020 population, the result is 404 industrial acres needed in 2020, or an additional 243 industrial acres.

Explanation of Land Use Categories:

The Ridgeland Land Use Plan categorizes future land uses in the following manner:

1. Residential Estate
2. Low-density Residential
3. Moderate Density Residential (patio homes, townhouses, zero lot line homes), or Medium Density Residential
4. High-density Residential
5. Manufactured/Mobile Home Residential
6. Residential TND
7. Mixed Use (Residential and Commercial)
8. Schools
9. Low-intensity Commercial (office commercial uses)
10. General Commercial (indoor commercial uses)
11. Heavy Commercial (Highway Commercial, or High Intensity Commercial)
12. Light Industrial (Indoor Industrial & Warehousing)
13. Heavy/Outdoor Industrial
14. Technical Industrial Park
15. Medical Special Use
16. Public/Quasi-Public
17. Parks and Greenways
18. Right-of-Way
19. Conservation Area
20. Flood Plains and Floodways
21. West Jackson Street Overlay District
22. Old Agency Road Corridor Preservation District
23. Pearl River Valley Water Supply District
24. Interstate Enhancement

The following is an explanation of the specific meaning of land use and thoroughfares color codes depicted on the Land Use Plan/Thoroughfares Plan Map contained in this report. Since these categories will be used to determine zoning districts, each residential, commercial, and industrial land use category has its corresponding zoning district(s) noted for ease of reference. In several instances a land use category includes more than one zoning district because the zoning districts have similar characteristics.

RESIDENTIAL ESTATE (chartreuse/pale green): Maximum density of one single-family detached residence per acre

This land use classification is intended to promote development of large, residential estate size lots with a minimum lot size of one acre. These areas on the Land Use Plan may or may not be served by the municipal sewer system within the next 25 years; therefore, the large lot size is needed to provide ample space for discharge from individual on-site wastewater systems.

LOW-DENSITY RESIDENTIAL (yellow): Maximum density of three single family detached residences per acre. This land use category combines the residential zones R-1 and R-2 for flexibility in developing low-density residential land.

This land use classification is intended to promote the development of single-family detached dwellings on relatively large lots (at least 10,500 square feet).

MODERATE-DENSITY RESIDENTIAL (gold): Maximum density of five single-family detached residential units per acre. This land use category combines the residential zones R-3, R-3A, and R-4 for flexibility in developing medium-density residential land.

This land use classification allows the development of single-family detached dwellings on moderate size lots (at least 6,000 square feet). This category includes the type of single-family residences known as patio homes, townhouses, and zero lot line homes.

HIGH-DENSITY RESIDENTIAL (brown): Maximum density of ten dwelling units per acre.

This land use category combines the residential zones R-5 and R-5A for flexibility in developing high density residential land. This land use classification allows the development of apartments or condominiums on arterial streets or highways, which have the capability of carrying higher traffic volumes generated by residences of this density.

MANUFACTURED HOME RESIDENTIAL (light orange): primarily manufactured/mobile home parks

This classification allows the development of manufactured home parks on arterial streets or highways, which have the capability of carrying higher traffic volumes generated by these types of residential areas.

RESIDENTIAL TND (yellow with horizontal red strips):

This land use category identifies areas which are suitable for development or redevelopment in the manner that brings back the essence of Ridgeland Historic Neighborhoods that were developed on a grid system. This can be accomplished through innovative development using Traditional Neighborhood Developments (TND) principles and design guidelines.

MIXED USE (RESIDENTIAL / COMMERCIAL) (yellow with vertical red strips):

This land use category identifies areas which are suitable for high quality, high density development of both residential and commercial land uses, designed to coexist. The purpose of these areas is to create lively community spaces and stimulate markets for development. No specific density limitations are imposed within this category as these areas are expected to be developed with a high level of planning and design review, high quality of design, and a reasonable level of flexibility in design.

SCHOOLS (blue):

This land use category identifies areas which are suitable for the location of schools, kindergarten through twelfth grade; vocational schools; or colleges. Schools provide the opportunity for connectivity with residential areas along with public open space. Planning space for future schools expansion should provide the public the opportunity to walk from the schools to surrounding recreational facilities, shopping, workplaces and churches. Schools can enhance the growth patterns of the neighborhood by supplementing community awareness and identity with strong schools and the stability of the community character.

LIMITED/LOW INTENSITY COMMERCIAL (light red/pink): Restricted Commercial

These areas should include: business and professional offices; personal services such as hair styling shops and photographic portrait studios; instructional services such as dance studios; floral shops; and other similar uses that do not generate high vehicular traffic (more than 70 average daily trips per 1,000 square feet of Gross Floor Area) or high noise levels (i.e., exceeding a DNL or average "Day Night Level" of 65 decibels). This category corresponds, generally, to the C-1 Restricted Commercial District.

GENERAL COMMERCIAL (red): Enclosed Commercial Activities Only. This category includes zoning districts C-2, C-2A, C-3 and C-6 for flexibility in developing commercial land.

These areas should include businesses in which the principal activity is conducted indoors. However, certain land uses that involve some outdoor activities could be permitted in these areas. Examples of outdoor activities that would be included are car washes/vacuum cleaner stations and quick car care clinics. This land use classification would include shopping centers as well as independent commercial uses.

HEAVY COMMERCIAL (HIGHWAY/HIGH INTENSITY) (brownish red):

This land use category is designed for those corridors within the City of Ridgeland that are subject to high traffic volumes and high visibility from traffic passing through the city, particularly along the Interstate 55 corridor. This district is intended to allow for commercial or professional land uses which directly or indirectly benefit from the high volume of traffic and high visibility, while at the same time allowing for the improvement, creation or preservation of a positive visual image of the City of Ridgeland. Interstate 55, and the traffic volume thereon,

provides the greatest amount of visual exposure for the city, and this land use category seeks to strike a balance between achieving high aesthetic qualities and accommodating the market demands for commercial and professional development along this corridor.

LIGHT INDUSTRIAL (light purple): Enclosed Industrial Activities Only. This category corresponds to the I-1 Industrial Zoning District.

This classification includes manufacturing uses where all or most of the associated activities are conducted indoors. These manufacturing uses are those that do not generate noise, vibration, or offensive odors detectable to human senses off the premises.

HEAVY INDUSTRIAL (dark purple): All Industrial Uses, including outdoor. This corresponds to the I-2 Industrial Zoning District.

This classification includes manufacturing uses where all or part of the associated activities are conducted outdoors, or where the use requires large volumes of water or generates noise, vibration, or offensive odors detectable to human senses off the premises.

TECHNICAL INDUSTRIAL PARK (purplish pink): For light industrial, technological, and professional firms located adjacent to major transportation arteries and thoroughfares as well as residential areas.

MEDICAL SPECIAL USES (blue green): private medical clinics, assisted living facilities and nursing homes

This land use classification includes all existing and proposed medical care facilities and campuses. New medical service developments in this district are intended to meet the needs of the aging population in regard to accessibility issues, an increasing national retirement population, and fast paced changes in the health care delivery system. The district promotes proximity to other services, residential areas, existing critical infrastructure, and education facilities.

PUBLIC/QUASI-PUBLIC USES (green):

This land use classification includes all existing and proposed public/quasi-public uses such as churches, schools, governmental buildings and facilities, cemeteries, etc.

PARKS AND OPEN SPACE (dark green):

The Land Use Plan reflects the location of existing parks, proposed parks, and areas that should be preserved as open space because of steep slopes or other development constraints. Additionally, this land use category is also intended to identify those portions of the city where significant buffering is desirable to enhance the quality of development, or to aid in directing market forces to fulfill the design of the land use plan.

GREENWAYS (light green):

The Land Use Plan reflects the location of greenways developed with bike and pedestrian trails that improve connectivity and conserve wildlife habitat. Land in this district uses conservation practices and incorporates greenways in drainage areas to provide green surroundings, offers recreational and fitness opportunities to families and individuals of all ages and abilities, provides a buffer between normally incompatible adjacent land uses, and protects and enhances the storm drainage capacity of the community.

RIGHT-OF-WAY (gray):

City involvement with acquisition of roadway right-of-ways, landscaping of public right-of-way areas, and parking along the railroad right-of-way that supports the on-going downtown development are methods the City can use to promote the joint safety of vehicular and pedestrian traffic.

Future right-of-way purchases for roadways should include extra widths for an adopted trail system that has been integrated with the City's transportation plan. This will allow for an orderly and cost efficient approach in the purchase of future right-of-way and roadway development.

The City can enhance the right-of-way by adding a landscaped median within the right-of-way to improve highway safety and appearance, limit left turns to reinforce access restrictions that will provide safer sidewalks/trails paralleling the highway, and street tree plantings will help add scale and enhance the visual experience.

CONSERVATION AREA (green diagonal hatch): Consist of areas of land along drainage corridors, right-of-ways, parks and neighborhood connections for the purpose of maintaining a natural look and feel..

The Land Use Plan reflects the location of open space resources which have a high-value as priority conservation areas. The City may designate undeveloped land and drainage ways as conservation areas and public open space. By delineating undeveloped areas as "conservation areas", new developments green space will be a mandatory component of the growth. These spaces are encouraged to be linked together, thus creating a sequence of open space trails that provide for storm water retention areas and provide enhancement in the quality of future development and the surrounding environment. A density bonus program may be appropriate for projects that incorporate improved or enhanced design principles which achieve conservation purposes.

100-YEAR FLOODPLAINS (light blue diagonal hatch):

These areas are shown on the latest available Federal Emergency Management Agency (FEMA) "Flood Insurance Rate Map" as 100-year floodplain (i.e., subject to a one percent chance of flooding in any year). The designated areas are subject to modification from time to time as FEMA amends the flood maps.

FLOODWAY (Turquoise net hatch):

These areas are actual creek channels or areas needed to convey water under normal conditions. These areas are shown on the latest available Federal Emergency Management Agency (FEMA) "Flood Insurance Rate Map". The designated areas are subject to modification from time to time as FEMA amends the flood maps.

WEST JACKSON STREET DISTRICT (black diagonal shading):

This is an overlay district the purpose of which is to preserve and promote a historically relevant commercial district.

OLD AGENCY ROAD CORRIDOR PRESERVATION DISTRICT (green boundary):

This is an overlay district the purpose of which is to preserve an historically significant corridor.

PEARL RIVER VALLEY WATER SUPPLY DISTRICT (black dashed boundary):

This is an area that is within the city limits of Ridgeland but that is under the control of the Pearl River Valley Water Supply District.

INTERSTATE ENHANCEMENT (black pattern):

The interstate enhancement area is confined to the public rights-of-way along interstates 55 and 220. The purpose of this district is to set forth a commitment by the City of Ridgeland to improve and enhance the city's aesthetic quality along these corridors. This district represents an area in need of continuous enhancement through the use of landscaping, lighting or other means to cast a positive visual image of the City of Ridgeland as one travels these corridors.

FINDINGS AND RECOMMENDATIONS:

1. There are some areas zoned for highway commercial but are not located on highways. These areas should be zoned more appropriately
2. Convenience commercial uses can be easily absorbed into the C-2 or C-2A zones, rather than a stand-alone zone. The C-3 zone should be eliminated or called the Neighborhood Commercial Zone and restructured more tightly for use in selected residential areas.
3. The amount of existing medium-density residential land is close to the amount of land in high density residential. In addition, there is very little medium-density residential land west of I-55. It is not advisable, at this time, to set aside any more land for medium-density residential. There are vast amounts of land in the Residential Estate category out of which additional medium-density residential land can be carved should the market dictate in the future.

4. The amount and percentage of high-density residential land is high. The city of Ridgeland has 11.23 percent of its total residential land in high-density residential uses. By comparison, the city of Meridian, which has about 1,300 more residential acres than Ridgeland, has only 3.73 percent of its residential land in high-density residential uses. Even though the amount of high density residential land is roughly equal to the amount of medium-density land, there is no high density residential land west of I-55. However, there appears to be no need for more high density residential land in the next five to ten years. If any land is set aside for this use, it should be located on arterial streets/roads to handle this high traffic generating use.
5. Patio homes, townhouses, and zero lot line homes are generally considered to be in a medium density residential category. However, the greatest minimum lot size of these three, represented in the zoning ordinance by the R-3, R-3A, and R-4 zoning districts, is 6,000 square feet. The minimum lot size of the next lower density category; represented by the R-2, R-1, and R-1A zone; is 10,500 square feet. The minimum lot size differences between the R-2, R-1, and R-1A zones range from 1,500 to 2,000 square feet. Therefore, a medium-density land use category should be created between the low-density residential category and the patio home/townhouse category. The minimum lot size for this category should be 8,000 square feet.
6. Along Highland Colony Parkway, allow a mixture of high quality indoor retail, office development, and high-tech commercial and industrial uses in addition to public/quasi-public uses such as churches, schools, and cemeteries.
7. With 21.4 percent of the land available for development within the current corporate limits, consideration should be given to annexing more land to accommodate future urban growth.

Future Land Uses within the Annexed Area

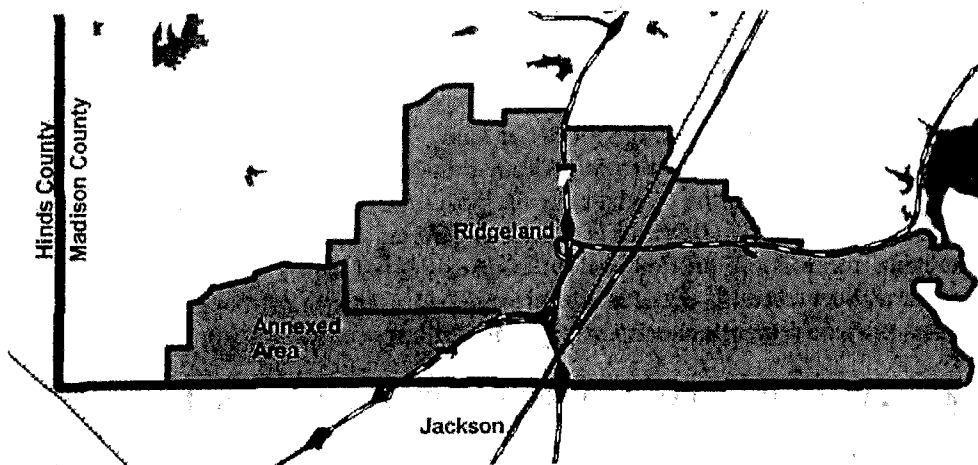
The City of Ridgeland successfully annexed an area consisting of approximately four square miles in 2005. The following graphic sets forth the area that was annexed.

The Future Land Use map designates future land uses for this annexed territory, as well as, the entire city and the planning area. This text is provided as a supplement to the Future Land Use map in order to more adequately describe the opportunities within the annexed area, and to more fully and accurately define future land uses within the annexed area.

COLE ROAD AREA

The Cole Road area is truly a unique community. This area maintains a rural atmosphere while being virtually surrounded by urban development. The Cole Road area is one of the last minority communities that remains in Ridgeland, and is a community made up of family members.

While the area bears a future land use designation of Technical Industrial Park, zoning the areas as agricultural will enable the residents to continue their rural lifestyle and preserve the character established in this neighborhood. It is fully expected that at some point in the future the adjacent commercial and industrial uses along Highland Colony Parkway will spill into the Cole Road area. Nonetheless, a need for some neighborhood enhancements in the form of a neighborhood park and a through connection to Highland Colony Parkway does exist.



BUSINESS PARK AREA

The existing business park along Marketridge Drive and Business Park Drive is well established and consists of a variety of light industrial and technological businesses. Although the land uses

are consistent in this area, the architectural style varies. This area is expected to continue to build out in a manner consistent with the existing land uses; however, there exists an opportunity to improve the aesthetic value of the business park through the application of Ridgeland's land development regulations coupled with careful review of development projects.

HIGHLAND COLONY PARKWAY CORRIDOR

The Highland Colony Parkway corridor stretches from County Line Road to Highway 463 in Madison, and epitomizes the positive return communities can recognize from infrastructure investments. Since the construction of the parkway in the 1990s, it has developed into a commercial corridor featuring high quality commercial development including high tech industries, financial institutions, communications industries, professional disciplines such as law offices and an appropriate mix of public/quasi public uses such as schools, fire stations and churches. More and more businesses are creating jobs along this corridor which will strengthen market forces for related commercial development. Ridgeland presently has two primary corridors providing retail opportunities, which are along County Line Road (east) and Highway 51.

Ridgeland is very limited in its directions for future growth. The most obvious direction for residential development is west. As more and more rooftops appear, the demand for retail development in the western portions of the city will increase. Given the increased number of jobs along Highland Colony Parkway and the westerly growth of residential development, Highland Colony Parkway is the logical location to support future retail and commercial development.

Future development along the Highland Colony Parkway corridor must be held to standards that meet or exceed the character of existing development along the parkway. These standards include architectural appearance, landscaping, signage, compatibility of land uses, open space and other factors that result in high quality development.

Mixed use developments are proving successful along the corridor, and the same concept could be appropriately applied to the corridor within this annexed area. Particularly attractive to support a mixing of uses are the two lakes lying west of Highland Colony Parkway and north of County Line Road. Although this area is shown as general commercial, it is conceivable that this area is suitable for mixing professional office, residential and retail. This mixing of uses, though, requires very careful, detailed site planning to create a harmonious mix of uses. The existing lakes provide recreational opportunities as well as scenic value.

LOW DENSITY RESIDENTIAL AND RESIDENTIAL ESTATE DESIGNATION

Low density residential use designations have a greater presence in the northern portions of the annexed area, while conversely, residential estate is prevalent along County Line Road. Although if this pattern were reversed, the resulting development would also be appropriate along County Line Road. The present design aims to lessen additional traffic congestion along County Line Road. County Line Road is a major east-west transportation artery, and is presently only two lanes wide. Other east-west arteries are available such as the Natchez Trace Parkway.

Since low density residential development is three to four times more dense than residential estate, the future land use plan is designed to place the higher traffic generators closer to transportation arteries other than County Line Road.

PARK AND OPEN SPACE DESIGNATION PARALLELING WEST COUNTY LINE ROAD

In an additional effort to avoid worsening traffic congestion along County Line Road, a park and open space corridor is designated to serve as a limitation on the intensity of development. This corridor is to be preserved as a visual barrier and screen, although recreational uses, such as a walking trail or the continuation of Ridgeland's bike trails, would be an appropriate use within this corridor. The visual screening created by this corridor will also serve to preserve the quality and character of development in neighboring Jackson. Along the south side of County Line Road, residential neighborhoods have built up to and adjoin County Line Road, and these areas enjoy a natural northern view.

It is believed that requiring this reservation of space will assist the city in carrying out other elements of this land use plan. For example, it is not desirable for commercial development to extend along County Line Road west, as it would increase traffic congestion and create compatibility problems with existing residential development along the south side of the road in Jackson. In return for this reservation of space, the city may want to consider offering developers some type of incentive, such as a density bonus.

SUPPLEMENTAL LAND USE PLAN DATA

In developing the Ridgeland Area Master Plan, the city formulated focus area land use plans for seven different focus areas (see pages 49 through 85 of the *Ridgeland Area Master Plan 2008, first edition*). By reference, those focus area plans are incorporated into this comprehensive plan as a guide to the future development and redevelopment of these specific areas. Specifically, these focus area plans should serve as a guide to not only for zoning changes, but also for site specific review and approval purposes. Each focus area plan contains a variety of recommendations including, but not limited to, goals, recommended urban form and built environment, transportation and other improvements for the various areas.

CHAPTER THREE: TRANSPORTATION PLAN

Introduction

As stated in Chapter Two, the Land Use Plan, the Central Mississippi Planning and Development District is the "Metropolitan Planning Organization" or "MPO", designated by the Governor of Mississippi as the agency responsible for coordinating a federally-mandated "Transportation Planning Process" for the three-county metropolitan area of Hinds, Madison and Rankin counties. One of the responsibilities of the CMPDD as the "MPO" is the development and maintenance of an Area-wide Transportation Plan. Under federal regulations, this Area-wide Transportation Plan must include a projection of the metropolitan area's transportation needs for the next 20 - 25 years. The horizon date for the Area-wide Plan is the year 2020, or the same as the horizon date for the Ridgeland Comprehensive Plan.

In developing the Area-wide Transportation Plan, computerized traffic simulation "models" (mathematical formulas that express the actions and interactions of transportation system) are used to forecast future traffic volumes. The CMPDD performed 2020 projections of population, number of dwelling units, employment (by place of work) and school enrollment (by school location) as "input" for the traffic simulation models; these projections were developed for "Traffic Analysis Zones" or "TAZs". Map 1 in Chapter 2 depicts these Traffic Analysis Zones within the "study area" for the Ridgeland Comprehensive Plan.

According to Section 17-1-1 of the Mississippi Code, the Transportation Plan must include a Thoroughfares Plan "----depicting in map form the proposed functional classification of all existing and proposed streets, roads, and highways for the area encompassed by the Land Use Plan and for the same time period as covered by the Land Use Plan. Functional classifications shall consist of arterial, collector and local streets---and these functional classifications shall be defined as to right-of-way and surface width requirements; these requirements shall be based upon traffic projections."

Methodology used in Preparing the Thoroughfares Plan

Concurrently with preparation of the Land Use Plan for the Ridgeland Study Area (Chapter 2), the CMPDD developed a preliminary Thoroughfares Plan, classifying streets and highways according to the function that they can be expected to perform by the target year of the plan: 2020. According to the Federal Highway Administration (FHWA), "functional classification is the process by which streets and highways are grouped into classes, or systems, according to the character of service they are intended to provide" (Highway Functional Classification, U. S. Department of Transportation, July, 1974). The only controlled access highways in the Ridgeland study area are Interstate 55 and Interstate 220. They are shown in red on the Thoroughfares Plan. All state-maintained highways other than these two are classified as "principal arterials" (shown in blue) or "minor arterials" (shown in green), including U.S. Highway 51. All city and county-maintained thoroughfares are classified using the traditional groupings: principal arterial, minor arterial and collector (shown in brown). By definition, a "local" street is not a "thoroughfare". For the purposes of this plan, all highways, arterials, and collector streets are considered to be major streets.

The following are FHwA definitions of each classification:

1. Principal Arterials: This system of streets serves the major centers of activity, has some of the highest traffic volumes and the longest trip desires.
2. Minor Arterials: The minor arterial street system interconnects with and augments the principal arterial system. It provides service to trips of moderate length and contains facilities that place more emphasis on land access than the principal arterial system.
3. Collectors: The collector street system provides land access service and traffic circulation within residential neighborhoods, commercial and industrial areas. It distributes trips from the arterials to their ultimate destinations.

Minimum right-of-way and surface width requirements for the Thoroughfares Plan are specified below:

PRINCIPAL ARTERIAL (Blue): Proposed minimum of four basic lanes (48 foot surface width or more); minimum 80 foot right-of-way.

MINOR ARTERIAL (Green): Minimum of three-12 foot lanes; minimum of 70 foot right-of-way.

COLLECTOR (Brown): 28-36 foot surface width; minimum of 60 foot right-of-way.

LOCAL (No Color): two lanes; minimum of 50 foot right-of-way.

Recommendations for improvements to the streets and highways in the Ridgeland area are based upon traffic projections performed as part of the previously mentioned 1997 Area-wide Transportation Plan. Table III-1 contains 1996 traffic counts performed by the Mississippi Department of Transportation on various arterial or collector streets, roads and highways in the area, along with projected 2020 traffic volumes for the same thoroughfares. The recommended improvements shown in Table III-1 were derived, in part, by determining where traffic capacity deficiencies are likely to occur by the year 2020 or before. The "Traffic Capacity Indices" reflected in Table III-2 were used to determine the relative capability of streets and highways in the area to carry traffic for the forecast year of 2020. These values do not necessarily represent the actual traffic carrying ability of streets and highways.

This chapter also took into consideration the Transportation Plan Update for Ridgeland, Mississippi, prepared by Waggoner Engineering, Inc. and is also reflected on the Land Use and Transportation Plan Map. The Land Use Plan contains a transportation classification for freeways. For the purpose of this plan, these freeways are considered as principal arterial routes.

Ridgeland Proposals from the Jackson Urbanized Area's Transportation Plan for the Year 2020:

Stage 1 - 1997-2000

1. County Line Road - widen to 5 lanes, Pear Orchard Dr. to Old Canton Rd.
2. Old Canton Road - widen to 5 lanes, Lake Harbour Dr. to St. Augustine Dr.
3. Spillway Road - widen to 3 and 5 lanes, Old Canton Rd. to Breakers Lane
4. U.S. Highway 51 - widen to 5 lanes, Natchez Trace to Tisdale Rd. *
5. Old Agency Road - relocated, Natchez Trace Parkway. *

Stage 2 - 2001-2010

1. I-55 - widening - widen to 6 lanes, County Line Road to MS 463. *
2. Natchez Trace Parkway - new 2-lane roadway, I-20 to Madison Co. line & Hinds Co. line to I-55. *
3. Sunnybrook Road - Widen to meet future traffic and development needs.
4. McClellan Drive - extend to Ridgecrest Drive to Old Canton Road.

Stage 3 - 2011-2020

1. Lake Harbor Drive - widen to 4 lanes, U.S. 51 to Northpark Dr.
2. Lake Harbor Drive Ext. - new 4-lane extension, U.S. 51 to Highland Colony Parkway
3. Ridgewood Road - widen to 5 lanes, Centre St. to U.S. 51

Other Needs

1. Spillway Road - improve as needed.

* Ridgeland has no direct responsibility for these improvements.

Transportation Plan Update:

In July 1996 Waggoner Engineering updated the Ridgeland Transportation Plan. There is some overlap with the Metropolitan Urban Area Plan, but the update has a number of other recommendations. Table III-1 includes recommendations from the Jackson Metropolitan Area 2020 Plan, the Waggoner Engineering plan and some additional improvements proposed by CMPDD (no. 29 through 35). Each improvement has been assigned a phase or term in which the improvement will be accomplished. For complete descriptions of these improvements, see the Transportation Plan Update.

In March 2005, Ridgeland again updated its detailed transportation plan by Waggoner Engineering. The new roadways proposed in the Waggoner plan have been included as part of the future land use and transportation plan. In addition to these new roadways, the Waggoner plan contains more detailed transportation improvements, including roadway improvements, widening and pedestrian trails. The March 2005 Waggoner plan is incorporated herein by reference.

TABLE III-1

TRANSPORTATION PLAN UPDATE RECOMMENDATIONS SUMMARY

NO.	PROJECT AND PROJECT PHASE NO.	RECOMMENDED IMPROVEMENTS	1996 ADT (or 1999 ADT)	PROJECTED ADT
1	Lake Harbour – Old Canton to Breakers: 1	Widen to 5 lanes: U/C	16,786 (1999)	32,238
2	Rice – Old Canton to Pear Orchard: 1	Widen to 4 lanes	5,028 (1999)	30,000
3	Rice – Pear Orchard to Natchez Trace Parkway: 1	Realign and widen to 4 lanes: U/C	5,960	4,100
4	County Line – North Frontage to Ridgewood Rd: 1	Widen to 7 lanes	39,862	36,500
5	Ridgewood Road – Center to U.S. Highway 51:1	Widen to 4 lanes	5,800	12,200
6	Wheatley – Lake Harbour to Nolan Circle: 1	Widen to 3 lanes	3,650	n/a
7	Northpark – Towne Center to Lake Harbour: 1	Widen to 3 lanes	6,839	12,700
8	Country Line – Pear Orchard to Old Canton: 1	Widen to 5 lanes: funded & Designed	19,913	20,200
9	North/South Connector-Highland C. to L. Castle: 1	New 2-lane road	n/a	n/a
10	Lake Harbour to Pear Orchard to Northpark: 1	Widen to 3 lanes	n/a	9,900
11	Old Canton-Rice Road to N. City Limits: 2	Widen to 4 lanes with median	17,974 (1999)	29,298
12	Rice-Harbor Drive to Old Canton: 2	Widen to 4 lanes with median	10,500 (1999)	15,000
13	Old Agency Relocated – Natchez Trace Pkwy. Ext.: 2	Widen to 2 lanes	n/a	8,106
14	Ridgeland Ave. – Sunnybrook to U.S. 51:2	Widen to 3 lanes	n/a	6,098
15	Old Canton – Lake Harbour to Rice Road: 1	Widen to 5 lanes	14,867	17,246
16	Pear Orchard – Northpark to Lake Harbour: 2	Widen to 4 lanes	12,259	12,379
17	Sunnybrook – Jackson to L. Castle: 2	Widen to 3 lanes	2,800	6,717
18	East/West Connector – Highland Colony to new I-55 interchange: 2	New 4-lane road	n/a	n/a
19	County Line – Ridgewood Rd. to Wheatley St.: 3	Widen to 7 lanes	42,580	33,500

20	I-55 East/West Connector – new interchange to U.S. 51:2	New 4-lane road	n/a	n/a
21	Lake Harbour Ext. – U.S. 51 to Highland Colony: 1	New 4-lane road	8,390	10,200
22	Towne Center – Northpark to Old Canton: 1	New 3-lane road	n/a	n/a
23	Replace Natchez Trace Prkwy Bridges @ Old Canton & Rice Road (new):1	Widen to 5 lanes: has been funded	7,900	n/a
24	Lake Castle Ext. – Livingston to Lake Cavalier Rd.: 3	New 4-lane Road	n/a	n/a
25	Hickory Rd. Ext. – Lake Castle to Old Agency Rd.: 3	Extended as 2-lane road	n/a	n/a
26	Hickory Rd. Ext. – Old Agency to Highland Colony Parkway:3	New 2-lane road	n/a	n/a
27	Walter Payton Ext. – Livingston to Hickory Rd. Ext.: 3	Extended as 2-lane road	n/a	n/a
28	Lake Cavalier Rd. relocation – Existing Rd. to Livingston Rd.: 3	Relocate 2 lane collector	n/a	n/a

TABLE III-2
CITY OF RIDGELAND, MISSISSIPPI
THOROUGHFARES PLAN
TRAFFIC CAPACITY INDICES

FUNCTIONAL CLASSIFICATION	24-HOUR CAPACITY
Principal and Minor Arterials:	
Four Lanes (Undivided)	20,000
Four Lanes Divided	24,000
Six Lanes Divided	30,000
Collectors:	
Two Lanes	10,000

SOURCE: Adapted from Jackson Urbanized Area Transportation Plan: Development of Year 2000 Major Streets and Highways Plan, CMPDD; December, 1980.

The first three stages of the Jackson Urbanized Area's Transportation Plan are scheduled for funding. There is some overlap between the two plans, but the last five recommendations on Table III-1 are new ones offered by CMPDD. It is not within the scope of this plan to put them in priority with cost estimates and sources of funding. That is for a capital improvements program at some future date.

CHAPTER IV: PUBLIC FACILITIES PLAN

SECTION I – Parks and Recreational Facilities:

Introduction and Methodology

As with other sections of this *Public Facilities Plan*, the approach taken in the evaluation of Ridgeland's needs in terms of parks/recreational facilities and open space is to apply accepted standards to the current supply and projected 2020 needs. The 2020 needs are based upon the population projections prepared by Central Mississippi Planning and Development District. In this case, the standards used are contained in the *Mississippi State Comprehensive Outdoor Recreation Plan* (SCORP), which was updated by the Mississippi Research and Development Center in the mid-1980s. SCORP contains "prototype standards" for various classifications of parks and facilities, and these prototype standards are based upon acres or units needed for every 1,000 persons.

Prototype Standards:

The SCORP contains prototype standards for eight classifications of parks/recreational facilities and open space facilities. However, the first two classifications, "playlots" and "neighborhood playgrounds," are not included in this evaluation of future needs. "Playlots" are parks that are intended for use by young children and are generally located at an elementary school. "Neighborhood Playgrounds," which are usually intended for both pre-school and school-age children are also commonly located on a public school site. Therefore, for the purposes of this plan, it is assumed that most of the city's needs for playlots and neighborhood playgrounds will be met through the use of public school facilities.

The prototype standards for other SCORP classifications are to be used as general guidelines for the development of park facilities and may not contain such details as restrooms. As general guidelines, the standards do not have to be followed exactly. Communities may deviate from the standards depending on their particular needs. The standards are as follows:

Neighborhood Parks

Description: Neighborhood parks provide a variety of recreational opportunities, both passive and active, potentially organized or unorganized for all age groups.

Facilities: Neighborhood parks usually include children's play apparatus, paved multipurpose courts, sports fields, small picnic areas and shelters, drinking fountains, walking/jogging or nature trails, and offstreet parking and lighting.

Minimum Population Served: 5,000

Acres per 1,000 persons: 3.5 acres for every 5,000 persons in the service area.

Service Area: ½ mile in urbanized areas; 3 miles in rural areas.

Optimum Size: 5 to 7 acres.

Population Served: All ages.

Location: Neighborhood parks are usually located central to the population being served, without the need to cross arterial streets or highways. These parks are commonly located in an area characterized by some natural features such as trees, streams, and ponds/lakes.

Community Playfields

Description: Community playfields are large outdoor recreational areas -- primarily athletic complexes -- designed to serve competitive and recreational needs of children, pre-teens, teenagers, and adults. Playfields may provide a variety of organized activities and may have the potential to provide for competitive events and tournaments.

Facilities: The predominant facilities in this classification are athletic fields for sports such as soccer, football, baseball, etc. Playfields may also include court games such as tennis. Other potential facilities include lighting, sanitary facilities, concessions, storage areas, adequate parking, and spectator seating. Playfields may include some picnic facilities, shelters, children's play areas, and special purpose facilities such as a swimming pool.

Minimum Population Served: 10,000

Acres per 1,000 persons: 10 acres for every 10,000 persons in the service area.

Service Area: 5 miles in urbanized areas; 10 miles in rural areas.

Optimum Size: 10 to 15 acres.

Population Served: Entire population of a community, focusing on ages 9 to 39.

Location: Playfields may be located on the outskirts of a community, or may be a portion of a "major community park." In areas around public schools, the physical education and athletic facilities may qualify to serve as community playfields. In rural areas, community playfields may be located in conjunction with other major outdoor recreational areas or facilities such as lakes and reservoirs.

Major Community Parks

Description: A major community park is a large natural and/or landscaped area, designed to accommodate large numbers of people for a wide variety of both intensive uses and passive pursuits.

Facilities: There is almost no limit to the variety of facilities that may be found in the major community park, but these typically include such items as play equipment, picnic facilities, paths, trails, pavilions, zoos or museums, and golf or swimming facilities.

Minimum Population Served: 20,000

Acres per 1,000 persons: 20 acres for every 20,000 persons in the service area.

Service Area: 5 miles in urbanized areas; 10 miles in rural areas.

Optimum Size: 24 to 40 acres.

Population Served: All ages.

Location: In or near urbanized areas, major community parks area commonly located along an unusual land feature such as floodplains, rivers, or lakes. In rural areas, a major community park may be a county park.

Single or Special Purpose Facilities:

Description: The chief characteristic of a single/special purpose recreational facility is usually uniqueness or singleness of purpose. These include an unlimited variety of facilities providing individual as well as group activities.

Facilities and Standard per 1,000 persons:

- Baseball diamonds: (regulation 90 feet) 1 for every 6,000 persons
- Softball diamonds: 1 for every 3,000 persons.
- Tennis courts: (best in battery of four) 1 court for every 2,000 persons
- Soccer fields: 1 for every 4,000 persons
- Basketball courts: 1 for every 1,000 persons
- Swimming pools (50 meter): 2 for every 30,000 persons
- Neighborhood centers: 1 for every 10,000 persons
Community centers: 1 for every 25,000 persons
- Golf courses (18 hole): 1 for every 25,000 persons
- Walking/bicycle trails: 1 for every 5,000 persons

Service Area: Generally limited to serving a population within ½ hour travel time of the facility.

Population served: All ages.

Location: Single/special purpose facilities should be as central and convenient to the users as possible.

Urban Greenspace or Open Space

Description: Urban greenspace or open space includes areas provided mainly for their aesthetic and/or environmental enhancement qualities. They may be used for passive or active recreational activities, festivals, special observances/occasions, or other community activities.

Facilities: Urban greenspace or open space can include various possibilities and combinations such as natural wooded or open lands (fields), floodplains, river corridors, streambanks, parkways, street medians and shoulderways, areas around public buildings, town squares, etc. Improvements may include bicycle trails and bicycle racks, hiking or nature trails, or bridle trails.

Acres per 1,000 persons: .75 to 1 acres per 1,000 persons.

Service Area: Variable, may service primarily people living in a particular area such as a neighborhood or subdivision, or may service anyone passing through an area.

Optimum Size: Variable, may range from a few feet, as in the case of floral areas, to several hundred acres, as in the case of a floodplain.

Population Served: All ages.

Location: The location of urban greenspace or open space often depends on the availability of land and water resources. Open space may be a part of a park system or serve as linkage ways between recreation areas and facilities. It may be viewed as part of an urban beautification program or downtown revitalization effort, or it may be part of easements such as electrical power line or gas line easements (a "linear park"). One excellent location for urban greenspace is to reserve floodways for this purpose.

Regional Parks

Description: Regional parks serve multiple governmental units and are usually administered by counties, regional bodies, or through other types of cooperative agency agreements. Regional parks serve both active and passive recreational needs for both day and overnight activities.

Facilities: Regional parks may contain picnic areas, nature centers, trail systems, scenic drives, campgrounds, water areas for swimming, fishing and boating, golf courses, concession and sanitary facilities, athletic complexes, sports fields, single/special purpose facilities, and parking.

Minimum Population: 50,000.

Acres per 1,000 persons: 1,000 acres for every 50,000 persons.

Service Area: Multiple county, regional, and/or multiple city. Regional parks serve mainly persons located within one hours travel time of the park.

Optimum Size: 1,000 to 2,500 acres.

Population Served: All ages.

Location: The location of regional parks is largely dependent upon the availability of natural or manmade resources such as lakes and reservoirs.

Findings and Recommendations (to be used in conjunction with the city's Master Recreation Plan):

The City of Ridgeland has the following public or semi-public recreational facilities:

1. Friendship Park, located at 475 Lake Harbour Drive, encompasses 9.3 acres that include a one mile walking/jogging trail, rest room facilities, playground equipment, parking lot, fitness court, and lighted pavilion. Plans for the park include new restroom facilities, new fitness court, and expanded parking.
2. Hite-Wolcott Park, located at 349 McClellan Drive, encompasses 43 acres that include 4 lighted baseball fields, 3 lighted softball fields, 2 concession stands, batting cages, volleyball area, playground equipment, and parking lots.
3. Midway Park is 1.5 acres and has a basketball goal and court.
4. Ridgeland Tennis Center, located at 201 McClellan Drive, encompasses 6 acres and includes 12 lighted tennis courts, a pro shop, men's and women's locker rooms, a 2000 square foot covered porch for viewing, and a parking lot.
5. School Street Soccer Fields- Hart Property is 100 acres located at 135 West School Street. (See Master Plan for future development of this park)
6. Breakers Soccer Fields located on Spillway Road is 4 acres with 2 regulation soccer fields.
7. To follow the recommendations given in the Comprehensive Master Plan for the City of Ridgeland's Recreation and Parks Department.

Table IV-5 depicts current and estimates of the year 2020 demand for recreational areas and facilities for the City of Ridgeland.

TABLE IV-5

CURRENT AND FUTURE DEMAND FOR RECREATION AREAS AND FACILITIES

TYPE AREA/FACILITY	CURRENT POPULATION	SERVICE POPULATION	NO. EXISTING/ NO. NEEDED	2020 POPULATION	SERVICE POPULATION	NO. NEEDED BY 2020
Playlots	15,691	500	0/31	30,341	500	61
Neighborhood Parks	15,691	5,000	1/2	30,341	5,000	5
Community Play Fields	15,691	10,000	1/2	30,341	10,000	2
Major Community Parks	15,691	20,000	0/1	30,341	20,000	2
Baseball Diamonds	15,691	4,000	4/0	30,341	4,000	4
Softball Diamonds	15,691	2,000	3/5	30,341	2,000	12
Tennis Courts	15,691	2,000	12/0	30,341	2,000	3
Soccer Fields	15,691	4,000	4/0	30,341	4,000	4
Basketball Courts	15,691	1,000	1/15	30,341	1,000	29
Swimming Pools (50 meter)	15,691	10,000	0/2	30,341	10,000	3
Neighborhood Centers	15,691	10,000	2/0	30,341	10,000	1
Jogging Trails	15,691	5,000	1/2	30,341	5,000	5
Urban Green-space and Open Space (acres)	15,691	1,000	16 ACRES	30,341	1,000	30 ACRES

SOURCE: Existing Population: Leon Younger & PROS 1998/2020 Population Projections:
CMPDD

The above table is to be used solely as a guide to determine the type of facilities needed. The number of facilities needed are based upon population standards and need not be followed precisely. Because of the close proximity to the Ross Barnett Reservoir facilities, there is little need for a regional park. Due to this and the amount of participation in sports, greater attention should be placed on obtaining more baseball, softball, and soccer fields.

SECTION II - PUBLIC BUILDINGS AND FACILITIES:

City Hall

The Ridgeland City Hall is 16,000 square feet and was constructed in 1980 with renovations in 1986. The building includes offices for a total of 33 full time employees that include the Public Works Department, Recreation and Parks Department, Finance and Administration staff, Director of Human Resources, City Clerk, as well as the Mayor and Mayor's Executive Secretary. Additionally, the Ridgeland Chamber of Commerce has offices inside the building. Using the architectural standard of 330 square feet for each employee, the current demand for space is 10,890 square feet. The building did contain a municipal courtroom, but it has been moved to the new police building. The space taken up by the courtroom will be converted to office and meeting room space for the community development department. This should help to provide adequate office space in the building for the near future. At the building's current size, it can provide space for approximately 50 employees. If the current ratio of 1.3 city hall employees

per 1000 residents continues to the year 2020, the demand for city hall space will increase. This situation should be reviewed periodically and adjustments made accordingly.

Fire Protection

Introduction and Methodology

From a study of pertinent conditions and performance records over many years, certain fire protection standards have been developed. For each deviation from these standards, deficiency points are assigned, the number depending upon the importance of the item and degree of deviation. The total number of deficiency points charged against a county or municipality determines the relative classification -- one through ten. Table IV-6 shows the fire protection "features" considered by the Mississippi State Rating Bureau in classifying a municipal or county fire protection system. Table IV-7 indicates the Mississippi State Rating Bureau classifications assigned based on accumulated points of deficiency. The lower a fire rating the better the fire department. Lower fire ratings largely affect a municipality's fire insurance rates. Ridgeland's current fire rating is five.

TABLE IV-6

RELATIVE VALUES AND MAXIMUM DEFICIENCY POINTS

FEATURE	PERCENT	POINTS
Water Supply	39%	1,950
Fire Department	39%	1,950
Fire Service Communications	9%	450
Fire Safety Control	13%	650
TOTAL	100%	5,000

TABLE IV-7

RELATIVE CLASS AS DETERMINED BY POINTS OF DEFICIENCY

POINTS OF DEFICIENCY	CLASSIFICATION
0-500	FIRST
501-1000	SECOND
1,001-1,500	THIRD
1,501-2,000	FOURTH
2,001-2,500	FIFTH
2,501-3,000	SIXTH
3,001-3,500	SEVENTH
3,501-4,000	EIGHTH
4,000-4,500	NINTH
MORE THAN 4,500	TENTH

SOURCE: *Grading Schedule for Municipal Fire Protection*; New York, N.Y.: Insurance Services Office, 1974: pp. 2-3.

Findings and Recommendations:

The City of Ridgeland currently has three fire stations with 45 firemen. Fire Station No.1, constructed in 1990, is 11,200 Square Feet and Fire Station No.2, which was built in 1987, is 5,300 square feet. Fire station No.3 was constructed in 1998, and it has 5,100 square feet. The Fire Department now has four pumper trucks and one ladder truck. According to the Fire Chief, an additional fire station and pumper truck will be needed by the year 2000. There are plans to expand the service area in the near future relative to annexation. The city is looking for land for a new fire station to be located west of the Interstate. The city will continue to supply fire service to any annexed area in a manner that will maintain or improve current fire rating.

Police

Introduction and Methodology:

The City of Ridgeland currently has a police force of 39 sworn personnel. Also, 22 civilian employees, including clerical, secretarial, and dispatchers are employed at the police station. The police station is located on West School Street and is a 10,090 square foot building with three holding cells for prisoners. The City pays a fee to Madison County for the use of their jail facilities for the long term holding of prisoners. Using an architectural standard of 330 square feet for each employee, the current space need is 20,130 square feet. There is a current deficit of 10,040 square feet. The following formula is used for projecting space needs and building cost. It is provided by the International Association of Chiefs of Police and is used nationwide by law enforcement agencies for new construction and renovation of police facilities. This formula is used in combination with population projections for the Ridgeland Study Area to project the space needs of the Ridgeland Police Department for the year 2020.

FORMULA:

$$\text{STAFF SIZE} \times \text{AREA ALLOWANCE} \times \text{UNIT COST} \times \text{INFLATION FACTOR} \\ \times \text{REGIONAL ADJUSTMENT} \times \text{ADDED COST FACTOR} = \text{PROJECTED COST}$$

YEAR 2020 BUILDING SPACE NEEDS AND COST PROJECTIONS:

STAFF SIZE	132	132	132
AREA ALLOWANCE	330 sq. ft.	330 sq. ft.	330 sq. ft.
UNIT COST	\$85.00	\$100.00	\$112.00
INFLATION FACTOR	1.02	1.02	1.02
REGIONAL ADJUSTMENT	.813	.813	.813
ADDED COST FACTOR	1.234	1.234	1.234
PROJECTED COST	\$3,788,896	\$4,457,525	\$4,992,427

Findings and Recommendations:

Although the Southeast average is 2.8 officers per 1000 people, the national average of 2.3 officers per 1000 residents is recommended. Using the national average, the year 2020 projected need is 88 officers. Based on the current ratio of one civilian employee per 2 officers, the

projected need is 44 civilian personnel. A 21,271 square foot police facility is currently under construction with a projected completion date of March 1999. It is expected to meet the city's needs for the foreseeable future. However, using the architectural standard of 330 square feet for each employee, the projected building space need is 43,560 square feet. This will still leave a deficit of 22,289 square feet for the year 2020. This means that space needs should be evaluated every five to ten years to determine if additions are needed.

Library Needs

Introduction and Methodology:

The Ridgeland Library was established in the early 1960's as a branch of the Madison County Library System. The current facility was built in 1971 as a joint city hall/library. When city hall moved out in 1988, the city hall section was remodeled to accommodate the library. In 1991, the entire building was remodeled and enlarged; there have been no major changes since that time. The needs for the entire system, as well as those for the Ridgeland branch, are presented here.

The CMPDD evaluated both the current (1997) adequacy of the library system and the future year 2020 needs of the system in terms of accepted standards used by the American Library Association (ALA) and "experience formulas" developed through comparisons of libraries having similar size service areas as compared to the Ridgeland branch. Table IV-8 reflects the ALA standards for minimum size of book collection and minimum building space requirements according to the population of the service area. Table IV-9 reveals experience formulas which are useful in determining how the Ridgeland library "measures up" against libraries in circulation and size expressed as total square footage. It should be noted here that the ALA standards were developed in the 1960's, and have not been updated. However, it is the only criteria available at this time.

TABLE IV-8
Guidelines for Determining Book Stock Needs
And Minimum Space Requirements

Service Area Population	Size of Book Collection	Minimum Total Floor Space
Under 2,499	10,000 volumes	2,000 square feet
2,500-4,999	10,000 volumes plus 3 books per capita for population over 3,500	2,500 square feet or 0.7 square feet per capita, whichever is greater
5,000-9,999	15,000 volumes plus 2 books per capita for population over 5,000	3,500 square feet or 0.7 square feet per capita, whichever is greater
10,000-24,999	20,000 volumes plus 2 books per capita for population over 10,000	7,000 square feet or 0.7 square feet per capita, whichever is greater
25,000-49,000	50,000 volumes plus 2 books per capita for population over 25,000	15,000 square feet or 0.6 square feet per capita, whichever is greater

Source: American Library Association

Table IV-9
Experience Formulas for Book Stock, Circulation and Size

Population Served	Book Stock: Volumes Per Capita	Circulation: Volumes Per Capita	Size: Square Footage Per Capita
Under 10,000	3.5 to 5.0	10	.7 to .8
10,000 – 35,000	2.75 to 3.0	9.5	.6 to .65
35,000 – 100,000	2.5 to 2.75	9.0	.5 to .6
100,000 – 200,000	1.75 to 2.0	8.0	.4 to .5

Source: Joseph Wheeler and Hebert Goldhor, Practical Administration of Public Libraries: (New York: Harper and Row, 1982).

Population Projections for Service Areas:

The service areas were delineated using the 1990 Census of Population: Census Tracts and Block Groups. Because the Ridgeland branch is part of the Madison County Library System, the service area is somewhat larger than the study and somewhat arbitrary, but for the purposes of this study, the service area and the study area are one and the same. In addition to other branches of the system in Canton, Flora, and Madison; there is also a Holmes Community College library in Ridgeland. All of these libraries are available to the people in the study area. Population projections for the service areas were performed based upon the Traffic Analysis Zones for part of the County, and the population projections for the remainder of the County were derived by subtracting the TAZ projections from the total county 2020 projection and distributing the amount proportionately by Census Tracts. The total county-wide projections performed using this methodology compare closely with the projections developed earlier for the Land Use Plan. Population projections by Census Tract for the year 2020 are shown in Table IV-10.

Table IV-10
Madison County Population Projections
By Census Tracts

TRACT	1980	1990	2000	2010	2020
301	8,853	16,699	25,699	41,729	51,586
302	3,282	7,297	16,059	18,568	20,565
303	4,801	5,757	15,462	17,809	26,203
304	3,172	3,295	3,418	3,187	3,105
305	6,389	7,276	8,163	7,240	6,857
306	3,149	3,380	3,611	3,458	3,185
307	2,092	1,537	1,691	1,606	1,448
308	2,224	1,914	1,866	1,819	1,804
309	5,175	4,659	4,542	4,428	4,391
310	2,476	1,980	1,930	1,881	1,866
TOTAL	41,613	53,794	82,441	101,725	121,009

Current Library System Needs:

Table IV-11 indicates the present library needs in terms of book stock and building size for the Ridgeland Library according to the 1995 population of the service area as defined by the CMPDD.

Table IV-11
Determination of Current Year Library Needs
Using Experience Formulas for Book Stock, Circulation and Size
and American Library Association Minimum Standards

1995 Service Area Population	24,446
1997 Book Stock	33,437
Book Stock for Libraries with similar size service areas (by experience formulas)	67,226
1997 Book Stock need (by ALA Standards)	48,892
1997 Book Stock Deficit/Surplus	-15,455
1997 Circulation	89,132
Circulation for Libraries with Similar Size Service Areas	232,237
Size of Building (in square feet)	10,500
Size Compared with Libraries of Similar Size Service Areas (in square feet)	14,668
Size Deficit/Surplus When Compared With Similar Size Service Areas (in square feet)	-4,168

Source:

- Existing Population: Claritas Corp. American Profile 1996.
- Book Stock Circulation and Building Size Information: Madison County Library System
- Standards: American Library Association
- Experience Formulas: Joseph Wheeler and Herbert Goldhor, Practical Administration of Public Libraries, (New York: Harper and Row, 1982).

Findings and Recommendations:

The needs of the Madison County Library System were projected to the year 2020. For the Ridgeland branch, the results of these projections are presented in Table IV-12. Using American Library Association standards, the Ridgeland branch has a current deficit of 15,455 volumes and will need a total of 76,428 volumes by the year 2020, an addition of 42,991 volumes. As part of the Madison Library System, the Ridgeland branch has a space deficit of 4,168 square feet and will need 22,928 square feet of building space by 2020. It must be stressed that these deficits are the responsibility of the Madison County Library System and not of the City of Ridgeland.

Based on the Public Facilities plan for Madison County, there is a need to relieve the current "popular reading" pressure on existing libraries and to reach people in unserved areas. This would be in the form of temporary (for terms of 3-5 years) rented facilities of 1,000-1,500 square feet in shopping centers of a town center or a mobile unit. One location for such a facility is along the Highland Colony Parkway. Another suggested location is at Camden, possibly near a school.

Furthermore, due to the close proximity of the Madison and Ridgeland branches, and as a result of surveys taken by the library system, the Madison branch will focus more on building a collection of fiction and family-oriented literature. The Ridgeland branch will focus more on building their business and reference collections.

At the time this section was being prepared, it was learned that the Madison County Library System had retained a library planning consultant to prepare a facilities plan for the Madison County Library System. When completed, this facilities plan may change the library recommendations herein. At such time, the Madison County Library System plan should be reviewed in light of updating this section of the Comprehensive Plan.

Table IV-12
Determination of Ridgeland's Year 2020 Library Needs for Book Stock and
Building Size Using American Library Association Standards

2020 Projected Service Population	38,214
2020 Book Stock Need (by ALA Standards)	76,428
2020 Book Stock Deficit/Surplus	-38,214
Minimum ALA Standard for Library Serving this Size Population in 2020 (in square feet)	22,928
Size Deficit/Surplus when Compared with ALA Minimum Standards in 2020 (in square feet)	-12,428

Source:

- Existing Population: Claritas Corp. American Profile 1996
- Book Stock Circulation and Building Size Information: Madison County Library System
- Standards: American Library Association
- Experience Formulas: Joseph Wheeler and Herbert Goldhor, Practical Administration of Public Libraries, (New York: Harper and Row, 1982).

SECTION III - UTILITIES AND DRAINAGE:

Sewer

Currently, the City of Ridgeland provides sewer service to all areas within the city limits. The city budgets \$200,000 annually for upgrades, renovations, and rehabilitation of existing facilities. Plans are to continue using the City of Jackson sewage treatment plant. Over the next two years the City will construct the White Oak Creek and the La Rue interceptors.

Drainage

Table IV-13 shows population projections by Ridgeland's drainage basins. These projections are used to help determine future sewer and drainage needs. The land area inside each drainage basin was measured in acres and categorized by the existing zoning and proposed land use. The residential land uses were segregated by allowed density of development and population figures were projected at maximum build-out with 25% of the total area removed to allow for roads and

right-of-way. The persons-per-household figure was 2.38 and was taken from the Jackson Urbanized Area Transportation Plan For The Year 2020. This is the same methodology that was used to derive the Traffic Analysis Zone population projections. The boundaries of drainage basins and the traffic analysis zones are different, but the population projections are approximately the same. It is recommended that the city preserve greenspace in floodways, reserve drainways and drainage easements, and continue to create retention basins.

Water Improvements

Plans for improving water services are that the city will continue to upgrade the water system where necessary to provide better fire protection and domestic service for projected 2020 planning area.

TABLE IV-13

2020 POPULATION PROJECTIONS BY RIDGELAND'S DRAINAGE BASINS

Drainage Basin	Total Industrial Acreage	Total Commercial Acreage	Total Residential Acreage	Technical Industrial Park	2020 Projected Population
Purple Creek	166	974	1,107	0	6,572
Brashear Creek	42	422	1,246	0	13,617
Brashear Creek*	0	685	6,008	0	12,174
School Creek	0	447	694	0	8,631
White Oak	0	275	1,481	17	5,767
White Oak Study Area	0	0	1,334	0	7,142
Culley Creek	0	15	0	0	0
Culley Creek*	4	155	3,051	0	5,446
TOTAL	212	2,973	14,921	17	59,349

*These counts for Brashear Creek and Culley Creek Basins are partly within the Ridgeland City Limits and partly within the Madison City Limits.

SECTION IV - PUBLIC SCHOOLS

Introduction and General Methodology:

Madison County has two public school districts, the Madison County School District and the Canton Separate School District. The Madison County School District has three attendance zones that serve kindergarten through grade 12. Map II-1 reflects the boundaries of the three zones.

In projecting the facility needs of the Madison County School District --- specifically the need for classrooms to serve the rapidly growing southern and western portions of the county (Zones II and III)--- the CMPDD used the population projections by Census Tract to the year 2020. The CMPDD also used 2020 population projections by Traffic Analysis Zone (see Table IV-4) developed as part of the preparation of the 2020 Jackson Metropolitan Area Transportation Plan in the effort. A detailed description of the methodology used in producing those population projections is contained in Chapter 2.

School Age Population/ Enrollment Projections By Attendance Zone:

In order to determine how many students would be in each age range for the forecast year 2020 from kindergarten through the grade 12, an age trend analysis was performed based upon trends from the 1980 Census to the 1990 Census for three age groups: 5-9 year old; 10-14 year old; and 15-19 year old. These age groupings reflect the age stratifications used by the Census Bureau and are the only manner in which age statistics are available from the Census Bureau. Although these age groupings do not correspond exactly with grade equivalents used in the Madison County School System, they are close enough to produce reasonably valid conclusions regarding future enrollment projections for each public school classification by grade: elementary (K-5); middle (6-8) and high (9-12).

Table IV-2 reveals the age trends and projections for each Census Tract by Attendance Zone for the year 2020 and the percentage that each age group represents of the total population of each Census Tract.

Attendance Zone II (see Map II-2) in southern Madison County contains primarily Census Tract 301 and 302 (Tract 301 was subdivided for the 1990 Census into 301.01, 301.02, and 301.03, but the outer tract boundaries of 301 remained intact). Attendance Zone III in western Madison County contains primarily Census Tract 303 and small portion in Census Tract 304. Since the enrollment projections and classroom needs projections for Attendance Zones II and III are combined in this plan, the geographic consistency of the boundaries between Attendance Zones and Census is not important.

As can be seen in Table IV-2, the school-age population (ages 5 through 19 years) as a percent of total population in each Census Tract declined in every Tract from 1980 to 1990.

Obviously, this trend will not continue indefinitely. Therefore, to arrive at projections of school-age population for the forecast year 2020, an average of the percentage of school-age population for 1980 and 1990 was calculated, and this average percentage was applied to the control total 2020 population for each Census Tract to arrive at 2020 school-age population projections for each age cohort. Therefore, for example, the 2020 total population projection for Census Tracts 301 and 302 in southern Madison County is 72,151 and the total projected school-age population is 15,460.

Since a portion of the population of Attendance Zone III resides in Census Tract 304, the final page of Table IV-2 reflects the combined population forecast for Tracts 303 and 304 with the

assumption that approximately 10 percent of the school-age population of Census Tract 304 will reside in Attendance Zone III.

2020 Classroom Need Projection By Attendance Zone:

Table IV-3 reflects the classroom need projections for each Attendance Zone in the Madison County School District. Table IV-3 also indicates the 1994-1995 school enrollment for each school in the Madison County system and the number of classrooms in each school, including the new Olde Towne Ridgeland Elementary and Middle School. This information was obtained from the Madison County School District Capital Improvement Plan performed in 1995 by Jerry R. Hutchinson, a private consultant.

The classroom need projections for Attendance Zone II on the second page of Table IV-3 include ONLY the school-age population in Census Tracts 301 and 302; the population in Census Tracts 303 and 304 is included in Attendance Zone III. However, the final page of Table IV-3 presents the combined totals for Zones II and III. In order to arrive at a projection of 2020 classroom need, the school-age populations described earlier and reflected in Table IV-2 were used as the starting point. Since it is anticipated that some of the school-age population of the County will continue to attend private schools during the next twenty four years, it was necessary to produce projections of enrollment for those private schools and subtract that projected private school enrollment from the total projected school-age population by attendance zone. Table IV-4 presents 2020 private school enrollment projections by school, including: St. Andrews Lower, Middle and Upper Schools in Ridgeland; Madison-Ridgeland Academy; St. Joseph Junior and Senior High (which will be relocating their campuses from Jackson to Madison); and the Tri-County Academy in Flora. The enrollment projections for these private schools, with the exception of the St. Joseph projections, were performed by the CMPDD as part of the preparation of the 2020 Jackson Metropolitan Area Transportation Plan. Those private school enrollment projections were produced through a simple trend-line analysis.

Table IV-3, therefore, presents the projected school-age population or enrollment minus the projected private school enrollment (for Attendance Zones II and III); there are no private schools in Attendance Zone I. For example, the enrollment projections for **Attendance Zone II** on the second page of Table IV-3 for grades K-5 indicate a projected enrollment of 3,795 (in Census Tracts 301 and 302 ONLY). This projection was produced by subtracting the projected private school enrollment (1,624 students) in Attendance Zone II for approximately the same cohort (K-5) from the projected 2020 school-age population of Census Tracts 301 and 302 in Attendance Zone II, or 5,419 persons in ages 5 through 9 years.

Findings and Recommendations:

Attendance Zone I:

Table IV-3 indicates that based upon the 2020 enrollment projections, no additional classrooms will be needed for grades K - 5 in Attendance Zone I only. However, at least twenty-two classrooms will be needed at Velma Jackson Middle/High School to accommodate school-age

population growth in grades 6 - 12. A ratio of one classroom for every twenty-four students was assumed throughout these projections.

Attendance Zone II and III:

The final page of Table IV-3 reflects the combined enrollment and classroom need projections for Attendance Zones II and III. It will be noted that the total enrollment in all schools in Attendance Zones II and III is expected to increase from 5,799 students to 18,391 students --- in other words, in twenty-five years Madison County School District schools can expect to have more than three times the present enrollment in those two Attendance Zones. Other findings and recommendations:

1. There will be a need for 150 additional classrooms in the "middle school" classification over the next twenty-four years. Since the Flora Middle School (with twelve classrooms) was closed at the end of the 1995-1996 school year to make room for the relocated Madison County School District administration, it is recommended that a new "Livingston Middle/High School" (grades 6-8) containing at least 100 classrooms be built on 16th Section land near the junction of Mississippi Highway 463 (Mannsdale Road) and Stribling Road. A middle school in this location could serve the students in both Attendance Zones II and III west of Interstate 55. As proposed in the Madison County Transportation Plan, Gluckstadt Road (called Gluckstadt Parkway) should ultimately be upgraded to a four-lane partially-access facility extending from Mississippi Highway 43 westward to Mississippi Highway 463. Two points of ingress/egress should be provided to the new school: one from the Gluckstadt Parkway and the other directly off of Mississippi Highway 463.
2. The greatest need for classrooms in Attendance Zones II and III will be in the high school classification: it is anticipated that over 200 additional classrooms will be needed in twentyfour years for students in this age group. It should be noted that because of the Census Bureau's stratification of age cohorts from 15 to 19 years, the projection of 232 additional rooms may be inflated, since most youths are out of high school by age 18. However, this is offset by the fact that fourteen year old students, which are counted in the "middle school" classification in the school size population projections would be added to this category. It is recommended that a new high school be built on Sunnybrook Road, north of Holmes Community College in Ridgeland. For a school to be built on this road, it will be necessary to widen Sunnybrook Road and put improve-ments in place that will make the increased traffic flow more smoothly. In addition, the proposed interchange at I-55 and new road from the interchange to Highway 51 may necessitate a cloverleaf at the new high school for traffic control and access.
3. The projections in Table IV-3 indicate that an additional 86 elementary school classrooms will be needed over the next twenty-four years in Attendance Zones II and III. However, these enrollment projections were produced using the Census Bureau's age stratifications, which include ages 5 through 9, but do not include ten-year-old. Therefore, it is anticipated that over 100 additional classrooms will actually be needed to meet the needs of children in these grades. Since much of the County's population base is

shifting west of Interstate 55, one new school site should be evaluated in this area: possibly on the proposed Gluckstadt Parkway.

4. The existing Madison Avenue Elementary School should be enlarged to accommodate some of the additional K through 5 enrollment projected in Attendance Zone II. Additional access to this school campus should be provided from Rice Road and St. Augustine Road.

**TABLE IV-2
MADISON COUNTY SCHOOL DISTRICT
SCHOOL AGE POPULATION TRENDS AND PROJECTIONS
BY ATTENDANCE ZONE**

Attendance Zone I: Rural Eastern Madison County

AGE COHORTS	APPROX. SCHOOL EQUIVALENTS	1980 CENSUS	% OF TOTAL POP. THIS TRACT	1990 CENSUS	% OF TOTAL POP. THIS TRACT	AVERAGE % OF POP. COHORT: 1980 - 1990	2020 POP. PROJ. THIS TRACT/THIS COHORT
CENSUS TRACT 309:							
5-9 years	Elementary	588	11.36%	442	9.49%	10.42%	458
10-14 years	Middle	611	11.81%	496	10.65%	11.23%	493
15-19 years	High	580	11.21%	473	10.15%	10.68%	469
Total These Cohorts		1,779	34.38%	1,411	30.29%	32.33%	1,420
Total Pop. This Tract		5,175		4,659			4,391
CENSUS TRACT 310:							
5-9 years	Elementary	259	10.46%	259	13.08%	11.77%	220
10-14 years	Middle	255	10.30%	170	8.59%	9.44%	176
15-19 years	High	324	13.09%	193	9.75%	11.42%	213
Total These Cohorts		838	33.84%	622	31.41%	32.63%	609
Total Pop. This Tract		2,476		1,980			1,866
TOTAL SCHOOL AGE POP. THESE TRACTS IN ATTEND. ZONE I		2,617		2,033			2,029

TABLE IV-2 CONTINUED

Attendance Zone II: Southern Madison County

AGE COHORTS	APPROX. SCHOOL EQUIVALENTS	1980 CENSUS	% OF TOTAL POP. THIS TRACT	1990 CENSUS	% OF TOTAL POP. THIS TRACT	AVERAGE % OF POP. COHORT: 1980 - 1990	2020 POP. PROJ. THIS TRACT/THIS COHORT
CENSUS TRACT 301:*							
5-9 years	Elementary	675	7.62%	1,093	6.55%	7.08%	
10-14 years	Middle	549	6.20%	866	5.19%	5.69%	
15-19 years	High	861	9.73%	965	5.78%	7.75%	
Total These Cohorts		2,085	23.55%	2,924	17.51%	20.53%	
Total Pop. This Tract		8,853		16,699			
CENSUS TRACT 302:							
5-9 years	Elementary	289	8.81%	605	8.29%	8.55%	
10-14 years	Middle	286	8.71%	481	6.59%	7.65%	
15-19 years	High	290	8.84%	440	6.03%	7.43%	
Total These Cohorts		865	26.36%	1,526	20.91%	23.63%	
Total Pop. This Tract		3,282		7,297			
CENSUS TRACT 301 and 302:		12,135		23,996			72,151
5-9 years	Elementary	964	7.94%	1,698	7.08%	7.51%	5,419
10-14 years	Middle	835	6.88%	1,347	5.61%	6.25%	4,507
15-19 years	High	1,151	9.48%	1,405	5.86%	7.67%	5,534
TOTAL SCHOOL AGE POP. THESE TRACTS IN ATTEND. ZONE II		2,950		4,450			15,460

* Subdivided in 1990 Census to 301.01, 301.02, and 301.03

TABLE IV-2 CONTINUED

Attendance Zone III: Western Madison County

AGE COHORTS	APPROX. SCHOOL EQUIVALENTS	1980 CENSUS	% OF TOTAL POP. THIS TRACT	1990 CENSUS	% OF TOTAL POP. THIS TRACT	AVERAGE % OF POP. COHORT: 1980 - 1990	2020 POP. PROJ. THIS TRACT/THIS COHORT
CENSUS TRACT 303:							
5-9 years	Elementary	452	9.41%	527	9.15%	9.28%	2,433
10-14 years	Middle	484	10.08%	511	8.88%	9.48%	2,484
15-19 years	High	557	11.60%	476	8.27%	9.93%	2,603
Total These Cohorts		1,493	31.10%	1,514	26.30%	28.70%	7,520
Total Pop. This Tract		4,801		5,757			26,203
CENSUS TRACT 304:							
5-9 years	Elementary	343	10.81%	226	6.86%	8.84%	274
10-14 years	Middle	341	10.75%	333	10.11%	10.43%	324
15-19 years	High	385	12.14%	302	9.17%	10.65%	331
Total These Cohorts		1,069		831			929
Total Pop. This Tract		3,172		3,295			3,105
CENSUS TRACT 303 and 304:		7,973		9,052			29,308
5-9 years	Elementary	795	9.97%	753	8.32%	9.15%	2,707
10-14 years	Middle	825	10.35%	844	9.32%	9.84%	2,808
15-19 years	High	942	11.81%	778	8.60%	10.21%	2,934
TOTAL SCHOOL AGE POP. THESE TRACTS IN ATTEND. ZONE III		2,562		2,375			8,449

***Part of Census Tract 304 is in the Canton School District. The estimates shown in this column assume that approximately 10% of the school-age population of Census Tract 304 will reside in the Madison County School District in what is now Attendance Zone III.**

**SOURCES: 1980 and 1990 Population by Tract and Cohort: U.S. Bureau of the Census
2020 Projections by Tract and Cohort: CMPDD**

**TABLE IV-3
CLASSROOM NEED PROJECTIONS: 2020
MADISON COUNTY SCHOOL DISTRICT**

Attendance Zone 1: Eastern Madison County

SCHOOL	NUMBER OF CLASSROOMS	1994-1995 ENROLLMENT	PROJECTED 2020 SCHOOL- AGE POP.	CLASSROOM NEED @ 1:24 PUPIL CAPACITY	PROJECTED CLASSROOM DEFICIT
Elementary Schools: (K-5)					
Luther Branson (K-5)	21	334			
Velma Jackson Elem.	15	315			
TOTALS (K-5)	36	649	678	28	0
Middle /High (6-12)					
Velma Jackson Sec.	34	770			
TOTALS (6-12)	34	770	1,351	56	22

CONTINUED ON NEXT PAGE

TABLE IV-3 CONTINUED: CLASSROOM NEED PROJECTIONS**Attendance Zone II: Southern Madison County**

SCHOOL	NUMBER OF CLASSROOMS	1994-1995 ENROLLMENT	PROJECTED 2020 SCHOOL-AGE POP.	CLASSROOM NEED @ 1:24 PUPIL CAPACITY	PROJECTED CLASSROOM DEFICIT
Elementary Schools: (K-5)					
Ridgeland Elementary	35	1,054			
Madison Ave.	35	965			
Madison Station	35	754			
Olde Towne Ridgeland	34				
TOTALS (K-5)	139	2,773	3,795	158	19
Middle Schools (6-8)					
Rosa Scott	40	1,1127			
Olde Town Ridgeland	25				
TOTALS (6-8)	65	1,1127	2,856	119	54
High Schools (9-12)					
Madison Central	67	1,361	4,673	195	128

CONTINUED ON NEXT PAGE

TABLE IV-3 CONTINUED: CLASSROOM NEED PROJECTIONS

Attendance Zone III: Western Madison County

SCHOOL	NUMBER OF CLASSROOMS	1994-1995 ENROLLMENT	PROJECTED 2020 SCHOOL-AGE POP. (Excluding private schools)	CLASSROOM NEED @ 1:24 PUPIL CAPACITY	PROJECTED CLASSROOM DEFICIT
Elementary Schools: (k-5)					
East Flora	28	334		95	67
TOTALS	28	334	2,272	95	67
Middle Schools (6-8)					
Flora Middle (to be closed)		204			
TOTALS	0	204	2,294	96	96
High School (9-12)					
(no high school in this zone)	0	0			
TOTALS	0	0	2,501	104	104

Combined Attendance Zones II and III:

SCHOOL	NUMBER OF CLASSROOMS	1994-1995 ENROLLMENT	PROJECTED 2020 SCHOOL-AGE POP. (Excluding private schools)	CLASSROOM NEED @ 1:24 PUPIL CAPACITY	PROJECTED CLASSROOM DEFICIT
Elementary Schools: (k-5)	167	3,107	6,067	253	86
Middle Schools (6-8)	65	1,331	5,150	215	150
High School (9-12)	67	1,361	7,174	299	232
TOTALS, ZONES II & III	299	5,799	18,391	766	467

SOURCES: 1994-1995 Enrollment and Number of Classrooms: Madison County School District Capital Improvement Plan; Jerry R. Hutchinson, Ed. D., Consultant, Education Dimensions Unlimited, 1995.
 2020 School-age population Projections and Projections of Classroom Needs: CMPDD, 1996.

**TABLE IV-4
PRIVATE SCHOOL ENROLLMENT AND PROJECTION
MADISON COUNTY, MISSISSIPPI**

Private School	1994-1995 Enrollment	2020 Proj. School Enrollment	1994-1995 Enrollment by Grade			1994-1995 Enrollment by Grade		
			K-4	5-9	10-12	K-4	5-9	10-12
Attendance Zone II								
St. Andrews Middle/Upper School	615	2,264		420	195		866	402
St. Andrews Lower School (1)	483		483			996		
Madison-Ridgeland Academy	912	1,512	379	351	182	628	582	302
St. Joseph Jr. High	(2)	(3)		203			203	
St. Joseph Sr. High	(2)	(3)			157			157
TOTALS, ZONE II	2,010	3,776	862	974	534	1,624	1,651	861
Attendance Zone III								
Tri-County Academy	267	545	92	109	66	188	222	135
TOTALS, ZONE III	267	545	92	109	66	188	222	135

SOURCES: 1994-1995 Enrollment: Private Schools 2020 Enrollment Projections: 2020 Jackson Metropolitan Area Transportation Plan: CMPDD

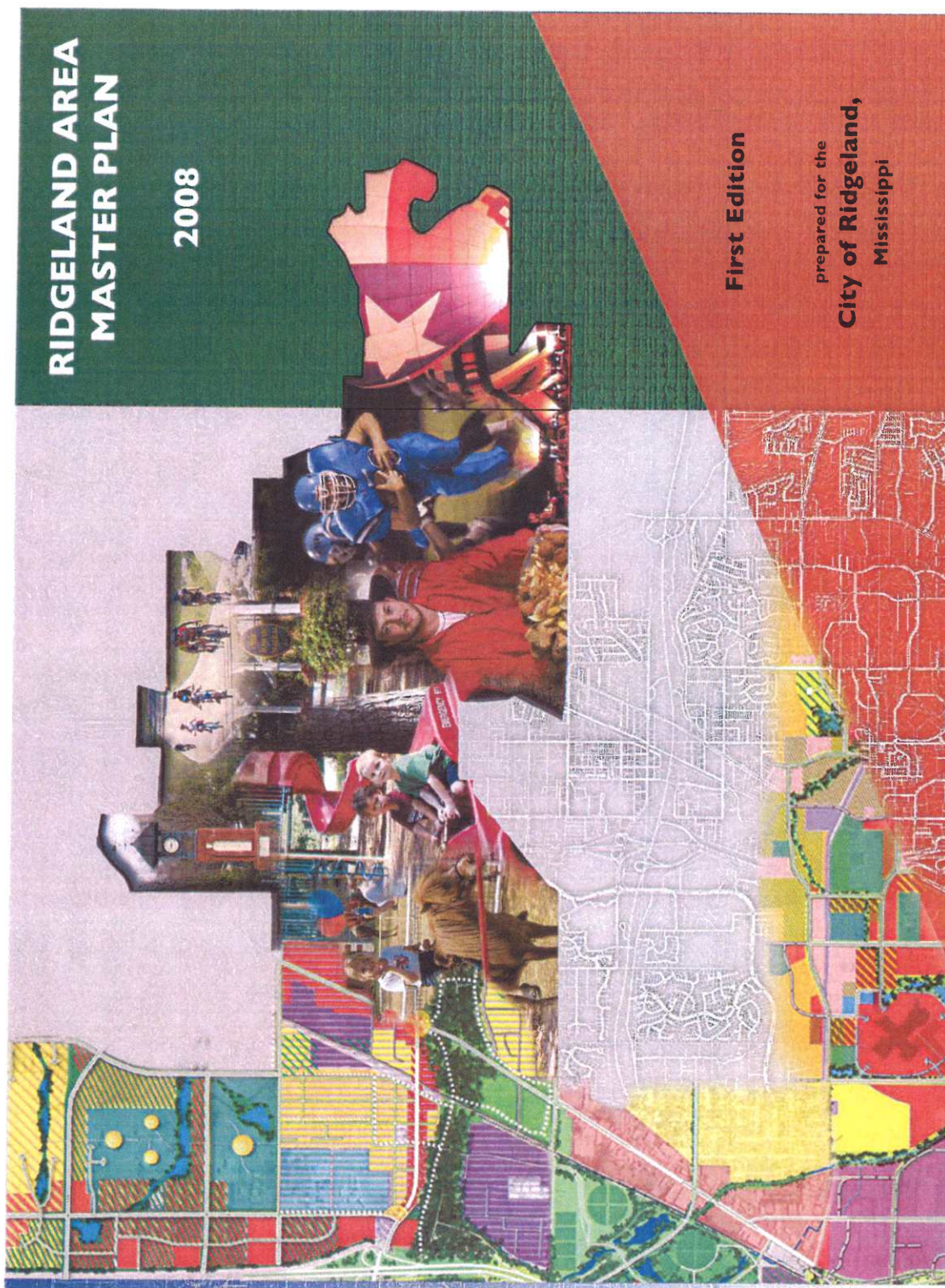
- FOOTNOTES:**
- (1) St. Andrews Lower School is located in Jackson, but it is understood that the Lower School campus will be consolidated with the Middle/Upper School in Ridgeland. The 2020 enrollment projection reflects that anticipated consolidation.
 - (2) Both St. Joseph Jr. High and Sr. High, in Jackson in 1996, will be relocating to Madison.
 - (3) No enrollment projections for St. Joseph were made for a campus in Madison in 1995 as part of the development of the 2020 Jackson Metropolitan Area Transportation Plan, because the school's intentions to relocate were not known at that time.

RIDGELAND AREA MASTER PLAN

2008

First Edition

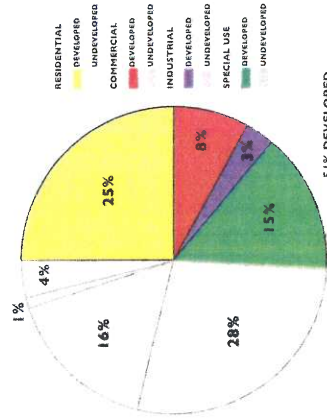
prepared for the
City of Ridgeland,
Mississippi



MOORE PLANNING GROUP, LLC
LANDSCAPE ARCHITECTS • SITE PLANNERS



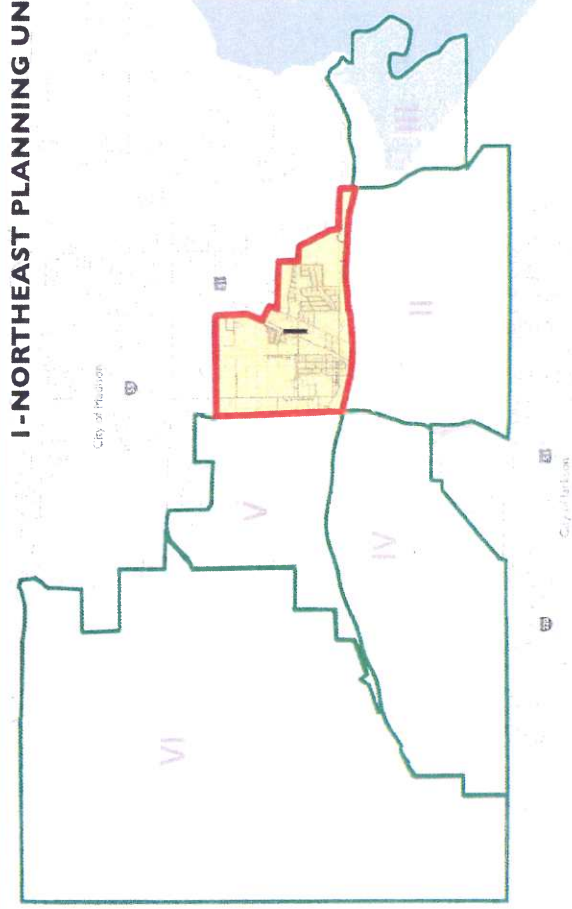
I - NORTHEAST PLANNING UNIT



Unit Composition

	Developed	Undeveloped	Unit
Residential	25%	28%	53%
Commercial	8%	16%	24%
Industrial	3%	1%	4%
Special Use	15%	4%	19%
Total	51%	49%	100 %

I - NORTHEAST PLANNING UNIT



UNIT ANALYSIS

Good north/south connectivity via Highway 51, Old Canton Road and Sunnybrook. East/west access is currently weak with Jackson Street being the only connector. This will soon be improved with access to I-55 via Colony Park Boulevard. It has an educational core along Sunnybrook comprised of a high school, middle school, community college and children's home.

Opportunities

Individual neighborhoods have a distinct character and quality that is appreciated by residents. Schools and parks serve as important gathering places. Abundant undeveloped land exists in this unit which, if carefully developed, could be linked to schools, parks and shopping in innovative ways that would be unique for Ridgeland. The West Jackson Street Overlay District has begun to reclaim some of the image quality of Ridgeland's past and should be expanded over to Highway 51. The new interstate access and east/west connectivity via Colony Park Boulevard will bring unprecedented development opportunities to this Unit. The Natchez Trace serves as the southern boundary of this Unit and provides a reliable natural edge.

Constraints

The area most frequently mentioned as needing image enhancement was the Highway 51 Corridor. Older developments in disrepair, industrial development, and a general lack of continuity are the most serious concerns. Being a principal artery of the city, residents are concerned with the image that is presented to travelers and visitors to Ridgeland who travel Highway 51. Some older industrial uses clustered around the railroad present a barrier between the east and west parts of the unit.

Recommendations

The unit is well balanced from a land use standpoint. Future residential development should be carefully planned to promote connections to other neighborhoods, schools and shopping areas. The proximity to schools should support a fairly dense residential mix which could include moderately priced units for young families and middle income earners. Much of the commercial development along the Highway 51 Corridor will require some renovation to address the image issues and to align with new development standards as are being used on Jackson Street. A fuller integration of the educational assets with the fabric of the unit could distinguish this area of the city. It is a tremendous opportunity to have quality education as the center of the life of neighborhoods and businesses. The West Jackson Street Overlay District standards, which are proving very successful along Jackson Street, should be expanded to include Highway 51. New development which will be prompted by the new east/west connection should be well planned in order to complement, rather than overwhelm, the rest of this unit.

EDUCATION



Ridgeland High School
Olde Towne Middle School
Holmes Community College
Sunnybrook Children's Home

ECONOMIC DEVELOPMENT



Widened Highway 51 | Commercial Corridor
New Service Roads
Railroad
Widened Sunnybrook
Colony Park Blvd Connection across Interstate
Undeveloped Land

INFRASTRUCTURE



Interstate Access
Jackson Street East/West Connector
Brashear's Creek Drainage System
Natchez Trace Parkway and Bicycle Trails
High Speed Internet Access

LIVABILITY



Wolcott Park and Tennis Center
Proximity to Schools, Parks, Shopping
Fire Station
Abundant Open Space
West Jackson Street Overlay District





FOCUS AREA INNOVATION

This section looks at how some of the suggested innovation might be used to forward the thinking on enhancements, projects, programs and policies in the individual Focus Areas.

SUNNYBROOK FOCUS AREA

The Sunnybrook area holds several key assets. With major development occurring across the interstate, development is soon to follow in this Focus Area adding to the burden of the current systems. Several innovations could make future growth in Sunnybrook a promising area.

The high profile presence of educational facilities along Sunnybrook suggests a strong education orientation in the concepts for this Focus Area. Orienting new development of infrastructure, business, and livability assets should serve to strengthen the quality and scope of the educational enterprise in Ridgeland. Special care should be taken to prevent any development that would compromise this important asset.



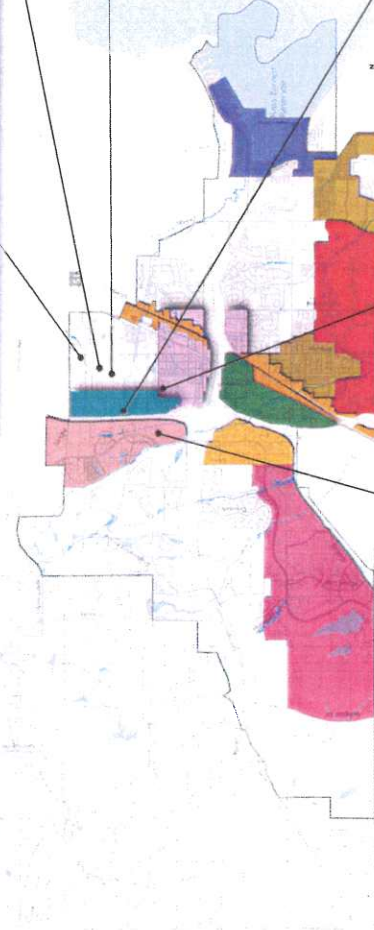
NEW URBANISM
Using "New Urbanist" concepts, the areas around the Education Core could be developed as high-amenity, compact, walkable neighborhoods that support the schools and improve overall quality of life.



PARTNERSHIPS
Continuing partnerships with schools and parks provides additional recreational space while offering taxpayers more opportunities to utilize public facilities. This often facilitates fund-raising efforts by schools and needed facilities



PARTNERSHIPS
Partnerships with schools and local business could provide students with hands on learning and after school hours activities. Attracting good business development with good connectivity will promote education and business



CONNECTIVITY
Building trails to increase connectivity between new and existing development will increase pedestrian access and promote a healthier lifestyle.

INTEGRATED DESIGN
New development along the Sunnybrook and I-55 corridor should reflect the quality of current development occurring across the freeway such as Renaissance in Colony Park (shown below). In stark contrast to the type of development that typically occurs without strong design guidelines, access is controlled and high quality design and continuity present an orderly, well-landscaped, integrated design that is safe, functional and beautiful. Interior circulation replaces individual driveways and "parcelization" is reduced to a minimum



AVOID NEGATIVE TRENDS

The neighboring town of Jackson has influenced Ridgeland's growth patterns in many ways, but one that should not be repeated is the development along the highway. Service roads with too many turnoffs to street side parking and feeder roads can create bottlenecks and unsightly development. Limiting curb cuts along the new I-55 service road system will be difficult but necessary in promoting development facing the roadway, not backing up to it.




[/www.census.gov/en.html](http://www.census.gov/en.html)

Search

U.S. Census Quick Facts

QuickFacts

Ridgeland city, Mississippi


QuickFacts provides statistics for all states and counties, and for cities and towns with a *population of 5,000 or more*.


All Topics ▼	RIDGELAND CITY, MISSISSIPPI
People	
Population	
Population estimates, July 1, 2016, (V2016)	NA
Population estimates, July 1, 2015, (V2015)	24,351
Population estimates base, April 1, 2010, (V2016)	NA
Population estimates base, April 1, 2010, (V2015)	24,041
Population, percent change - April 1, 2010 (estimates base) to July 1, 2016, (V2016)	NA
Population, percent change - April 1, 2010 (estimates base) to July 1, 2015, (V2015)	1.3%
Population, Census, April 1, 2010	24,047
Age and Sex	
Persons under 5 years, percent, July 1, 2015, (V2015)	X
Persons under 5 years, percent, April 1, 2010	6.7%
Persons under 18 years, percent, July 1, 2015, (V2015)	X
Persons under 18 years, percent, April 1, 2010	23.0%
Persons 65 years and over, percent, July 1, 2015, (V2015)	X
Persons 65 years and over, percent, April 1, 2010	10.2%
Female persons, percent, July 1, 2015, (V2015)	X
Female persons, percent, April 1, 2010	53.8%
Race and Hispanic Origin	
White alone, percent, July 1, 2015, (V2015) (a)	X
White alone, percent, April 1, 2010 (a)	59.5%
Black or African American alone, percent, July 1, 2015, (V2015) (a)	X
Black or African American alone, percent, April 1, 2010 (a)	32.7%
American Indian and Alaska Native alone, percent, July 1, 2015, (V2015) (a)	X
American Indian and Alaska Native alone, percent, April 1, 2010 (a)	0.2%
Asian alone, percent, July 1, 2015, (V2015) (a)	X
Asian alone, percent, April 1, 2010 (a)	4.0%
Native Hawaiian and Other Pacific Islander alone, percent, July 1, 2015, (V2015) (a)	X
Native Hawaiian and Other Pacific Islander alone, percent, April 1, 2010 (a)	Z
Two or More Races, percent, July 1, 2015, (V2015)	X
Two or More Races, percent, April 1, 2010	1.3%
Hispanic or Latino, percent, July 1, 2015, (V2015) (b)	X
Hispanic or Latino, percent, April 1, 2010 (b)	4.7%
White alone, not Hispanic or Latino, percent, July 1, 2015, (V2015)	X
White alone, not Hispanic or Latino, percent, April 1, 2010	57.5%
Population Characteristics	
Veterans, 2011-2015	1,241
Foreign born persons, percent, 2011-2015	6.7%
Housing	
Housing units, July 1, 2015, (V2015)	X
Housing units, April 1, 2010	11,735
Owner-occupied housing unit rate, 2011-2015	47.3%
Median value of owner-occupied housing units, 2011-2015	\$176,100
Median selected monthly owner costs -with a mortgage, 2011-2015	\$1,245
Median selected monthly owner costs -without a mortgage, 2011-2015	\$413
Median gross rent, 2011-2015	\$969
Building permits, 2015	X
Families and Living Arrangements	
Households, 2011-2015	10,287
Persons per household, 2011-2015	2.33
Living in same house 1 year ago, percent of persons age 1 year+, 2011-2015	82.8%
Language other than English spoken at home, percent of persons age 5 years+, 2011-2015	8.5%
Education	
High school graduate or higher, percent of persons age 25 years+, 2011-2015	93.3%
Bachelor's degree or higher, percent of persons age 25 years+, 2011-2015	50.5%
Health	
With a disability, under age 65 years, percent, 2011-2015	4.5%
Persons without health insurance, under age 65 years, percent	11.5%
Economy	
In civilian labor force, total, percent of population age 16 years+, 2011-2015	69.6%
In civilian labor force, female, percent of population age 16 years+, 2011-2015	64.7%
Total accommodation and food services sales, 2012 (\$1,000) (c)	133,654
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	135,189

2015

2010

Total manufacturers shipments, 2012 (\$1,000) (c)	84,656
Total merchant wholesaler sales, 2012 (\$1,000) (c)	D
Total retail sales, 2012 (\$1,000) (c)	895,147
Total retail sales per capita, 2012 (c)	\$36,901
Transportation	
Mean travel time to work (minutes), workers age 16 years+, 2011-2015	18.0
Income and Poverty	
Median household income (in 2015 dollars), 2011-2015	\$56,747
Per capita income in past 12 months (in 2015 dollars), 2011-2015	\$35,157
Persons in poverty, percent	 10.2%
Businesses	
Total employer establishments, 2014	X
Total employment, 2014	X
Total annual payroll, 2014 (\$1,000)	X
Total employment, percent change, 2013-2014	X
Total nonemployer establishments, 2014	X
All firms, 2012	3,464
Men-owned firms, 2012	1,891
Women-owned firms, 2012	993
Minority-owned firms, 2012	698
Nonminority-owned firms, 2012	2,449
Veteran-owned firms, 2012	402
Nonveteran-owned firms, 2012	2,685
Geography	
Population per square mile, 2010	1,226.0
Land area in square miles, 2010	19.61
FIPS Code	2862520

 This geographic level of poverty and health estimates are not comparable to other geographic levels of these estimates

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. Click the Quick Info  icon to the left of each row in TABLE view to learn about sampling error.

The vintage year (e.g., V2015) refers to the final year of the series (2010 thru 2015).
Different vintage years of estimates are not comparable.

- (a) Includes persons reporting only one race
(b) Hispanics may be of any race, so also are included in applicable race categories
(c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data

D Suppressed to avoid disclosure of confidential information

F Fewer than 25 firms

FN Footnote on this item in place of data

NA Not available

S Suppressed; does not meet publication standards

X Not applicable

Z Value greater than zero but less than half unit of measure shown

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income and Poverty Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

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Market Profile

Madison County, MS (28089)
Geography: County

www.yallbusiness.com

Madison County, ...

Population Summary

2000 Total Population	74,674
2010 Total Population	95,203
2015 Total Population	102,683
2015 Group Quarters	1,776
2020 Total Population	111,118
2015-2020 Annual Rate	1.59%

Household Summary

2000 Households	27,219
2000 Average Household Size	2.67
2010 Households	35,829
2010 Average Household Size	2.61
2015 Households	38,998
2015 Average Household Size	2.59
2020 Households	42,368
2020 Average Household Size	2.58
2015-2020 Annual Rate	1.67%
2010 Families	25,246
2010 Average Family Size	3.14
2015 Families	27,231
2015 Average Family Size	3.13
2020 Families	29,428
2020 Average Family Size	3.12
2015-2020 Annual Rate	1.56%

Housing Unit Summary

2000 Housing Units	28,781
Owner Occupied Housing Units	67.0%
Renter Occupied Housing Units	27.6%
Vacant Housing Units	5.4%
2010 Housing Units	38,558
Owner Occupied Housing Units	65.4%
Renter Occupied Housing Units	27.5%
Vacant Housing Units	7.1%
2015 Housing Units	42,056
Owner Occupied Housing Units	64.1%
Renter Occupied Housing Units	28.6%
Vacant Housing Units	7.3%
2020 Housing Units	45,645
Owner Occupied Housing Units	64.3%
Renter Occupied Housing Units	28.5%
Vacant Housing Units	7.2%

Median Household Income

2015	\$56,050
2020	\$62,637

Median Home Value

2015	\$262,876
2020	\$303,853

Per Capita Income

2015	\$32,650
2020	\$37,403

Median Age

2010	35.8
2015	36.6
2020	37.9

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

Madison County, MS (28089)
Geography: County

www.yallbusiness.com

2015 Households by Income

Household Income Base	38,998
<\$15,000	13.1%
\$15,000 - \$24,999	9.2%
\$25,000 - \$34,999	8.9%
\$35,000 - \$49,999	13.3%
\$50,000 - \$74,999	17.5%
\$75,000 - \$99,999	10.0%
\$100,000 - \$149,999	13.3%
\$150,000 - \$199,999	6.8%
\$200,000+	8.1%
Average Household Income	\$85,567

2020 Households by Income

Household Income Base	42,368
<\$15,000	12.0%
\$15,000 - \$24,999	6.6%
\$25,000 - \$34,999	7.3%
\$35,000 - \$49,999	13.2%
\$50,000 - \$74,999	18.2%
\$75,000 - \$99,999	10.2%
\$100,000 - \$149,999	14.3%
\$150,000 - \$199,999	8.4%
\$200,000+	9.8%
Average Household Income	\$97,720

2015 Owner Occupied Housing Units by Value

Total	26,944
<\$50,000	3.6%
\$50,000 - \$99,999	9.8%
\$100,000 - \$149,999	10.3%
\$150,000 - \$199,999	11.0%
\$200,000 - \$249,999	12.3%
\$250,000 - \$299,999	11.4%
\$300,000 - \$399,999	14.9%
\$400,000 - \$499,999	10.6%
\$500,000 - \$749,999	11.0%
\$750,000 - \$999,999	3.0%
\$1,000,000 +	2.2%
Average Home Value	\$320,922

2020 Owner Occupied Housing Units by Value

Total	29,338
<\$50,000	2.4%
\$50,000 - \$99,999	6.1%
\$100,000 - \$149,999	7.8%
\$150,000 - \$199,999	10.1%
\$200,000 - \$249,999	11.9%
\$250,000 - \$299,999	11.0%
\$300,000 - \$399,999	16.0%
\$400,000 - \$499,999	10.4%
\$500,000 - \$749,999	15.5%
\$750,000 - \$999,999	6.2%
\$1,000,000 +	2.6%
Average Home Value	\$375,383

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

September 18, 2015



Market Profile

Madison County, MS (28089)
Geography: County

www.yallbusiness.com

Madison County, ...

2010 Population by Age

Total	95,203
0 - 4	7.4%
5 - 9	7.4%
10 - 14	7.6%
15 - 24	13.1%
25 - 34	13.5%
35 - 44	13.8%
45 - 54	15.2%
55 - 64	11.6%
65 - 74	5.6%
75 - 84	3.3%
85 +	1.5%
18 +	73.1%

2015 Population by Age

Total	102,683
0 - 4	6.9%
5 - 9	7.7%
10 - 14	7.4%
15 - 24	12.9%
25 - 34	12.9%
35 - 44	13.6%
45 - 54	14.0%
55 - 64	12.5%
65 - 74	7.3%
75 - 84	3.2%
85 +	1.6%
18 +	74.0%

2020 Population by Age

Total	111,118
0 - 4	6.8%
5 - 9	7.1%
10 - 14	7.6%
15 - 24	12.3%
25 - 34	12.0%
35 - 44	14.3%
45 - 54	13.0%
55 - 64	12.7%
65 - 74	9.0%
75 - 84	3.7%
85 +	1.5%
18 +	74.4%

2010 Population by Sex

Males	45,612
Females	49,591

2015 Population by Sex

Males	49,482
Females	53,201

2020 Population by Sex

Males	53,719
Females	57,399

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

September 18, 2015



Market Profile

Madison County, MS (28089)
Geography: County

www.yallbusiness.com

Madison County, ...

2010 Population by Race/Ethnicity

Total	95,203
White Alone	57.0%
Black Alone	38.2%
American Indian Alone	0.2%
Asian Alone	2.1%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.6%
Two or More Races	0.8%
Hispanic Origin	2.9%
Diversity Index	55.6

2015 Population by Race/Ethnicity

Total	102,683
White Alone	56.5%
Black Alone	38.3%
American Indian Alone	0.2%
Asian Alone	2.3%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.6%
Two or More Races	1.0%
Hispanic Origin	2.9%
Diversity Index	55.9

2020 Population by Race/Ethnicity

Total	111,118
White Alone	55.9%
Black Alone	38.4%
American Indian Alone	0.2%
Asian Alone	2.6%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.5%
Two or More Races	1.3%
Hispanic Origin	2.9%
Diversity Index	56.5

2010 Population by Relationship and Household Type

Total	95,203
In Households	98.1%
In Family Households	85.1%
Householder	26.5%
Spouse	19.0%
Child	34.5%
Other relative	3.3%
Nonrelative	1.7%
In Nonfamily Households	13.0%
In Group Quarters	1.9%
Institutionalized Population	0.9%
Noninstitutionalized Population	0.9%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

September 18, 2015



Market Profile

Madison County, MS (28089)
Geography: County

www.yallbusiness.com

Madison County, ...

2015 Population 25+ by Educational Attainment

Total	66,874
Less than 9th Grade	3.8%
9th - 12th Grade, No Diploma	6.1%
High School Graduate	14.2%
GED/Alternative Credential	2.3%
Some College, No Degree	20.7%
Associate Degree	6.6%
Bachelor's Degree	27.2%
Graduate/Professional Degree	19.0%

2015 Population 15+ by Marital Status

Total	80,119
Never Married	31.5%
Married	53.2%
Widowed	5.6%
Divorced	9.7%

2015 Civilian Population 16+ in Labor Force

Civilian Employed	94.4%
Civilian Unemployed	5.6%

2015 Employed Population 16+ by Industry

Total	44,275
Agriculture/Mining	1.2%
Construction	4.4%
Manufacturing	8.2%
Wholesale Trade	2.8%
Retail Trade	11.4%
Transportation/Utilities	3.2%
Information	2.1%
Finance/Insurance/Real Estate	9.2%
Services	51.4%
Public Administration	6.2%

2015 Employed Population 16+ by Occupation

Total	44,275
White Collar	71.9%
Management/Business/Financial	19.5%
Professional	27.7%
Sales	12.5%
Administrative Support	12.3%
Services	14.0%
Blue Collar	14.1%
Farming/Forestry/Fishing	0.5%
Construction/Extraction	4.0%
Installation/Maintenance/Repair	1.5%
Production	4.0%
Transportation/Material Moving	4.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

September 18, 2015



Market Profile

Madison County, MS (28089)
Geography: County

www.yallbusiness.com

Madison County, ...

2010 Households by Type

Total	35,829
Households with 1 Person	25.5%
Households with 2+ People	74.5%
Family Households	70.5%
Husband-wife Families	50.6%
With Related Children	24.8%
Other Family (No Spouse Present)	19.9%
Other Family with Male Householder	4.1%
With Related Children	2.3%
Other Family with Female Householder	15.8%
With Related Children	10.9%
Nonfamily Households	4.1%
All Households with Children	38.3%
Multigenerational Households	4.6%
Unmarried Partner Households	4.4%
Male-female	3.9%
Same-sex	0.5%

2010 Households by Size

Total	35,829
1 Person Household	25.5%
2 Person Household	31.6%
3 Person Household	17.2%
4 Person Household	15.1%
5 Person Household	6.6%
6 Person Household	2.4%
7 + Person Household	1.6%

2010 Households by Tenure and Mortgage Status

Total	35,829
Owner Occupied	70.4%
Owned with a Mortgage/Loan	51.9%
Owned Free and Clear	18.5%
Renter Occupied	29.6%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

September 18, 2015



Market Profile

Madison County, MS (28089)
Geography: County

www.yallbusiness.com

Top 3 Tapestry Segments

- 1.
- 2.
- 3.

Madison County, ...

Professional Pride (1B)
Young and Restless (11B)
Boomburbs (1C)

2015 Consumer Spending

Apparel & Services: Total \$	\$104,518,128
Average Spent	\$2,680.09
Spending Potential Index	116
Computers & Accessories: Total \$	\$11,723,351
Average Spent	\$300.61
Spending Potential Index	118
Education: Total \$	\$68,874,962
Average Spent	\$1,766.12
Spending Potential Index	116
Entertainment/Recreation: Total \$	\$147,741,257
Average Spent	\$3,788.43
Spending Potential Index	114
Food at Home: Total \$	\$230,585,370
Average Spent	\$5,912.75
Spending Potential Index	113
Food Away from Home: Total \$	\$147,278,126
Average Spent	\$3,776.56
Spending Potential Index	115
Health Care: Total \$	\$207,148,821
Average Spent	\$5,311.78
Spending Potential Index	112
HH Furnishings & Equipment: Total \$	\$83,395,832
Average Spent	\$2,138.46
Spending Potential Index	116
Investments: Total \$	\$107,479,669
Average Spent	\$2,756.03
Spending Potential Index	100
Retail Goods: Total \$	\$1,137,545,872
Average Spent	\$29,169.34
Spending Potential Index	114
Shelter: Total \$	\$725,506,719
Average Spent	\$18,603.69
Spending Potential Index	113
TV/Video/Audio: Total \$	\$58,243,049
Average Spent	\$1,493.49
Spending Potential Index	114
Travel: Total \$	\$87,460,261
Average Spent	\$2,242.69
Spending Potential Index	115
Vehicle Maintenance & Repairs: Total \$	\$49,520,182
Average Spent	\$1,269.81
Spending Potential Index	114

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

September 18, 2015

2009
COMPREHENSIVE PLAN
FOR
RIDGELAND, MISSISSIPPI

MAYOR
Gene F. McGee

ALDERMEN

<i>Ken Heard, Ward 1</i>	<i>Chuck Gautier, Ward 2</i>
<i>Kevin Holder, Ward 3</i>	<i>Larry Roberts, Ward 4</i>
<i>Scott Jones, Ward 5</i>	<i>Linda S. Davis, Ward 6</i>
<i>Gerald Steen, At-Large, Mayor Pro Tempore</i>	

ZONING AND PLANNING BOARD

<i>Bernie Giessner, Chairman</i>	
<i>Michelle Caballero</i>	<i>David Lightwine</i>
<i>Philip Huskey</i>	<i>Larry Miller</i>
<i>Mark Irby</i>	<i>Julius Murray</i>

CITY DEPARTMENT HEADS

David Overby, CPA - City Clerk
Alan Hart, ASLA - Community Development
Jimmy R. Houston, Sr. - Chief of Police
Christopher Chance - Recreation and Parks
John M. McCollum - Public Works
Matt Bailey - Fire Chief

Matt Dodd, ASLA - City Planner

DEMOGRAPHIC PROFILE AND FORECASTS

Demographic Characteristics and Trends

The following data is compiled to establish the current profile of the city of Ridgeland with respect to a variety of issues including population, age, housing, education and employment. As a point of clarification, the data included in these tables reported for Ridgeland does not include the annexed territory or the portion of the planning area lying outside the corporate limits.

Population

Population data is recorded every ten years by the United States Bureau of the Census, as it has done since 1790. The latest census, Census 2000, provides the most recent and readily available resource for demographic information. The success or quality of a community is sometimes gauged by changes in population. The assumption is that increasing population indicates a favorable community because people are choosing to move into the community (or choosing to stay as opposed to moving away). These statistics are often compared by community leaders to "gauge" the community's standing.

The population of Ridgeland has increased dramatically over the past 30 years. The data reported by the Census Bureau indicates the following population figures:

<u>Year</u>	<u>Population</u>
1970	1,650
1980	5,461
1990	11,714
2000	20,173

In considering population changes, it is important to consider the factors which impact population. Population can be affected by three different components:

1. In migration or out migration (persons moving in or moving away)
2. Net affect of births or deaths, and
3. Change in geography (annexation or deannexation)

The City of Ridgeland has experienced population increase due to each of these three factors.

Table 1 (following page) depicts the population and population changes from 1980 to 2000 for the City of Ridgeland and other geographic areas within Madison County. The purpose of this comparison is not to indicate which community is "better" or "worse", but to get an idea of where growth is occurring and the pace of that growth.

Summary

Ridgeland is experiencing internal growth with regards to both residential and non-residential development. Population in Ridgeland is on the rise, and along with the increasing number of rooftops come additional development in all forms, including retail and service industries. The Highland Colony Parkway area is rapidly developing, and the development trend is expected to push further west and north, as more land is available for urban development.

As evidenced in Table 5, unemployment has decreased in Madison County. A low unemployment rate is important not only at a personal level, but also at the community level. An employed population equates into a cycle of money flowing through the community, benefiting business owners, service providers and governmental entities. The ability of local government to function and provide services is enhanced as the cycle of spending increases. This economic cycle in Ridgeland and Madison County should be continually fostered and strengthened.

Population Estimates

Overall, the population in the Ridgeland study area is expected to increase substantially in the next 20- 25 years. The 2020 projected population for the study area is expected to more than double from 14,563 to 37,221. This means that there will be a great deal more development for which to plan.

According to the 1990 U.S. Census, Ridgeland and its study area had a population of 14,563, with 11,714 being inside the corporate limits. The largest age group for both Ridgeland and the study area is 20-29, and the second largest group is 30-39.



Business Summary

412 W Ridgeland Ave, Ridgeland, Mississippi, 39157
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.43603
Longitude: -90.13709

Data for all businesses in 5 mile radius										Data for all businesses in 3 mile radius										Data for all businesses in 1 mile radius									
Total Businesses:		544		100.0%		3,460		100.0%		5,137		100.0%		3,460		100.0%		5,137		100.0%		3,460		100.0%		5,137		100.0%	
Total Employees:		5,935		100.0%		42,301		100.0%		62,902		100.0%		42,301		100.0%		62,902		100.0%		42,301		100.0%		62,902		100.0%	
Total Residential Population:		1,691		100.0%		35,924		100.0%		82,806		100.0%		35,924		100.0%		82,806		100.0%		35,924		100.0%		82,806		100.0%	
Employee/Residential Population Ratio:		3.51:1		100.0%		1.18:1		100.0%		0.76:1		100.0%		1.18:1		100.0%		0.76:1		100.0%		1.18:1		100.0%		0.76:1		100.0%	
By Site Group		Number		Percent		Number		Percent		Number		Percent		Number		Percent		Number		Percent		Number		Percent		Number		Percent	
Agriculture & Mining		5	0.9%	69	1.2%	66	1.9%	347	0.8%	96	1.9%	499	0.8%	5	0.9%	69	1.2%	66	1.9%	347	0.8%	96	1.9%	499	0.8%	5	0.9%	69	1.2%
Construction		29	5.3%	227	3.8%	168	4.9%	1,443	3.4%	273	5.3%	2,139	3.4%	29	5.3%	227	3.8%	168	4.9%	1,443	3.4%	273	5.3%	2,139	3.4%	29	5.3%	227	3.8%
Manufacturing		16	2.9%	171	2.9%	77	2.2%	934	2.2%	106	2.2%	2,783	4.4%	16	2.9%	171	2.9%	77	2.2%	934	2.2%	106	2.2%	2,783	4.4%	16	2.9%	171	2.9%
Transportation		13	2.4%	117	2.0%	56	1.6%	700	1.7%	98	1.9%	1,197	1.9%	13	2.4%	117	2.0%	56	1.6%	700	1.7%	98	1.9%	1,197	1.9%	13	2.4%	117	2.0%
Communication		5	0.9%	38	0.6%	49	1.4%	1,378	3.3%	69	1.3%	1,716	2.7%	5	0.9%	38	0.6%	49	1.4%	1,378	3.3%	69	1.3%	1,716	2.7%	5	0.9%	38	0.6%
Utility		0	0.0%	2	0.0%	6	0.2%	125	0.3%	14	0.3%	837	1.3%	0	0.0%	2	0.0%	6	0.2%	125	0.3%	14	0.3%	837	1.3%	0	0.0%	2	0.0%
Wholesale Trade		11	2.0%	81	1.4%	101	2.9%	1,323	3.1%	151	2.9%	1,912	3.0%	11	2.0%	81	1.4%	101	2.9%	1,323	3.1%	151	2.9%	1,912	3.0%	11	2.0%	81	1.4%
Retail Trade Summary																													
Home Improvement		9	1.7%	63	1.1%	35	1.0%	689	1.6%	52	1.0%	967	1.5%	9	1.7%	63	1.1%	35	1.0%	689	1.6%	52	1.0%	967	1.5%	9	1.7%	63	1.1%
General Merchandise Stores		1	0.2%	2	0.0%	20	0.6%	1,269	3.0%	35	0.7%	1,701	2.7%	1	0.2%	2	0.0%	20	0.6%	1,269	3.0%	35	0.7%	1,701	2.7%	1	0.2%	2	0.0%
Food Stores		8	1.5%	91	1.5%	63	1.8%	930	2.2%	87	1.7%	1,130	1.8%	8	1.5%	91	1.5%	63	1.8%	930	2.2%	87	1.7%	1,130	1.8%	8	1.5%	91	1.5%
Auto Dealers, Gas Stations, Auto Aftermarket		11	2.0%	179	3.0%	59	1.7%	975	2.3%	102	2.0%	1,908	3.0%	11	2.0%	179	3.0%	59	1.7%	975	2.3%	102	2.0%	1,908	3.0%	11	2.0%	179	3.0%
Apparel & Accessory Stores		27	5.0%	218	3.7%	117	3.4%	961	2.3%	140	2.7%	1,089	1.7%	27	5.0%	218	3.7%	117	3.4%	961	2.3%	140	2.7%	1,089	1.7%	27	5.0%	218	3.7%
Furniture & Home Furnishings		14	2.6%	113	1.9%	95	2.7%	1,185	2.8%	119	2.3%	1,435	2.3%	14	2.6%	113	1.9%	95	2.7%	1,185	2.8%	119	2.3%	1,435	2.3%	14	2.6%	113	1.9%
Eating & Drinking Places		30	5.5%	477	8.0%	216	6.2%	3,666	8.7%	289	5.6%	5,402	8.6%	30	5.5%	477	8.0%	216	6.2%	3,666	8.7%	289	5.6%	5,402	8.6%	30	5.5%	477	8.0%
Miscellaneous Retail		46	8.5%	228	3.8%	241	7.0%	1,601	3.8%	317	6.2%	2,262	3.6%	46	8.5%	228	3.8%	241	7.0%	1,601	3.8%	317	6.2%	2,262	3.6%	46	8.5%	228	3.8%
Finance, Insurance, Real Estate Summary																													
Banks, Savings & Lending Institutions		23	4.2%	130	2.2%	158	4.6%	688	1.6%	216	4.2%	869	1.4%	23	4.2%	130	2.2%	158	4.6%	688	1.6%	216	4.2%	869	1.4%	23	4.2%	130	2.2%
Securities Brokers		13	2.4%	110	1.9%	66	1.9%	363	0.9%	88	1.7%	510	0.8%	13	2.4%	110	1.9%	66	1.9%	363	0.9%	88	1.7%	510	0.8%	13	2.4%	110	1.9%
Insurance Carriers & Agents		36	6.6%	323	5.4%	203	5.9%	3,853	9.1%	272	5.3%	5,088	8.1%	36	6.6%	323	5.4%	203	5.9%	3,853	9.1%	272	5.3%	5,088	8.1%	36	6.6%	323	5.4%
Real Estate, Holding, Other Investment Offices		25	4.6%	171	2.9%	194	5.6%	1,207	2.9%	324	6.3%	1,750	2.8%	25	4.6%	171	2.9%	194	5.6%	1,207	2.9%	324	6.3%	1,750	2.8%	25	4.6%	171	2.9%
Services Summary																													
Hotels & Lodging		204	37.5%	3,015	50.8%	1,313	37.9%	16,863	39.9%	2,051	39.9%	25,248	40.1%	204	37.5%	3,015	50.8%	1,313	37.9%	16,863	39.9%	2,051	39.9%	25,248	40.1%	204	37.5%	3,015	50.8%
Automotive Services		5	0.9%	156	2.6%	25	0.7%	735	1.7%	45	0.9%	1,067	1.7%	5	0.9%	156	2.6%	25	0.7%	735	1.7%	45	0.9%	1,067	1.7%	5	0.9%	156	2.6%
Motion Pictures & Amusements		16	2.9%	140	2.4%	89	2.6%	623	1.5%	121	2.4%	925	1.5%	16	2.9%	140	2.4%	89	2.6%	623	1.5%	121	2.4%	925	1.5%	16	2.9%	140	2.4%
Health Services		33	6.1%	374	6.3%	206	6.0%	4,304	10.2%	294	5.7%	6,354	10.1%	33	6.1%	374	6.3%	206	6.0%	4,304	10.2%	294	5.7%	6,354	10.1%	33	6.1%	374	6.3%
Legal Services		32	5.9%	966	16.3%	141	4.1%	1,964	4.6%	183	3.6%	2,179	3.5%	32	5.9%	966	16.3%	141	4.1%	1,964	4.6%	183	3.6%	2,179	3.5%	32	5.9%	966	16.3%
Education Institutions & Libraries		7	1.3%	302	5.1%	45	1.3%	1,772	4.2%	74	1.4%	2,792	4.4%	7	1.3%	302	5.1%	45	1.3%	1,772	4.2%	74	1.4%	2,792	4.4%	7	1.3%	302	5.1%
Other Services		103	18.9%	1,009	17.0%	754	21.8%	7,090	16.8%	1,237	24.1%	11,344	18.0%	103	18.9%	1,009	17.0%	754	21.8%	7,090	16.8%	1,237	24.1%	11,344	18.0%	103	18.9%	1,009	17.0%
Government																													
Unclassified Establishments		12	2.2%	9	0.2%	101	2.9%	56	0.1%	157	3.1%	85	0.1%	12	2.2%	9	0.2%	101	2.9%	56	0.1%	157	3.1%	85	0.1%	12	2.2%	9	0.2%
Totals		544	100.0%	5,935	100.0%	3,460	100.0%	42,301	100.0%	5,137	100.0%	62,902	100.0%	544	100.0%	5,935	100.0%	3,460	100.0%	42,301	100.0%	5,137	100.0%	62,902	100.0%	544	100.0%	5,935	100.0%
Source: Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.																													
Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.																													

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Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



Business Summary

412 W Ridgeland Ave, Ridgeland, Mississippi, 39157
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.43603
Longitude: -90.13709

Businesses		Businesses		Businesses		Businesses		Businesses	
Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
[Data obscured by a large black redaction box]									

Source: Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.
Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



Business Summary

412 W Ridgeland Ave, Ridgeland, Mississippi, 39157
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.43603
Longitude: -90.13709

	0	0.0%	0	0.0%	0	0.0%	5	0.1%	15	0.0%	7	0.1%	24	0.0%
Agriculture, Forestry, Fishing & Hunting														
Mining	1	0.2%	46	0.8%			16	0.5%	122	0.3%	20	0.4%	147	0.2%
Utilities	0	0.0%	0	0.0%	0		4	0.1%	100	0.2%	7	0.1%	544	0.9%
Construction	32	5.9%	245	4.1%	245		184	5.3%	1,588	3.8%	300	5.8%	2,348	3.7%
Manufacturing	15	2.8%	166	2.8%	166		83	2.4%	963	2.3%	113	2.2%	2,804	4.5%
Wholesale Trade	10	1.8%	73	1.2%	73		95	2.7%	1,289	3.0%	144	2.8%	1,874	3.0%
Retail Trade	114	21.0%	884	14.9%	884		611	17.7%	7,468	17.7%	831	16.2%	10,340	16.4%
Motor Vehicle & Parts Dealers	9	1.7%	164	2.8%	164		40	1.2%	854	2.0%	71	1.4%	1,714	2.7%
Furniture & Home Furnishings Stores	6	1.1%	60	1.0%	60		39	1.1%	335	0.8%	47	0.9%	398	0.6%
Electronics & Appliance Stores	8	1.5%	54	0.9%	54		58	1.7%	833	2.0%	77	1.5%	1,030	1.6%
Bldg Material & Garden Equipment & Supplies Dealers	9	1.7%	63	1.1%	63		36	1.0%	697	1.6%	53	1.0%	978	1.6%
Food & Beverage Stores	7	1.3%	84	1.4%	84		57	1.6%	803	1.9%	83	1.6%	1,000	1.6%
Health & Personal Care Stores	8	1.5%	56	0.9%	56		71	2.1%	607	1.4%	91	1.8%	846	1.3%
Gasoline Stations	2	0.4%	15	0.3%	15		19	0.5%	121	0.3%	31	0.6%	193	0.3%
Clothing & Clothing Accessories Stores	32	5.9%	244	4.1%	244		132	3.8%	1,033	2.4%	156	3.0%	1,162	1.8%
Sport Goods, Hobby, Book, & Music Stores	8	1.5%	56	0.9%	56		44	1.3%	450	1.1%	60	1.2%	558	0.9%
General Merchandise Stores	1	0.2%	2	0.0%	2		20	0.6%	1,269	3.0%	35	0.7%	1,701	2.7%
Miscellaneous Store Retailers	23	4.2%	85	1.4%	85		90	2.6%	465	1.1%	117	2.3%	743	1.2%
Nonstore Retailers	0	0.0%	0	0.0%	0		4	0.1%	1	0.0%	9	0.2%	17	0.0%
Transportation & Warehousing	6	1.1%	75	1.3%	75		39	1.1%	624	1.5%	64	1.2%	1,026	1.6%
Information	11	2.0%	82	1.4%	82		85	2.5%	1,708	4.0%	121	2.4%	2,800	4.5%
Finance & Insurance	72	13.2%	570	9.6%	570		430	12.4%	4,919	11.6%	580	11.3%	6,484	10.3%
Central Bank/Credit Intermediation & Related Activities	24	4.4%	137	2.3%	137		159	4.6%	696	1.6%	217	4.2%	875	1.4%
Securities, Commodity Contracts & Other Financial	13	2.4%	110	1.9%	110		68	2.0%	370	0.9%	90	1.8%	518	0.8%
Insurance Carriers & Related Activities; Funds, Trusts &	36	6.6%	323	5.4%	323		203	5.9%	3,853	9.1%	273	5.3%	5,091	8.1%
Real Estate, Rental & Leasing	29	5.3%	207	3.5%	207		223	6.4%	1,310	3.1%	376	7.3%	1,925	3.1%
Professional, Scientific & Tech Services	79	14.5%	1,411	23.8%	1,411		439	12.7%	4,413	10.4%	619	12.0%	5,628	8.9%
Legal Services	33	6.1%	967	16.3%	967		145	4.2%	1,984	4.7%	188	3.7%	2,201	3.5%
Management of Companies & Enterprises	1	0.2%	0	0.0%	0		3	0.1%	41	0.1%	4	0.1%	53	0.1%
Administrative & Support & Waste Management & Remediation	14	2.6%	66	1.1%	66		121	3.5%	834	2.0%	217	4.2%	1,626	2.6%
Educational Services	13	2.4%	335	5.6%	335		66	1.9%	1,870	4.4%	98	1.9%	2,931	4.7%
Health Care & Social Assistance	39	7.2%	689	11.6%	689		259	7.5%	5,909	14.0%	408	7.9%	8,712	13.9%
Arts, Entertainment & Recreation	11	2.0%	108	1.8%	108		57	1.6%	468	1.1%	82	1.6%	729	1.2%
Accommodation & Food Services	34	6.2%	633	10.7%	633		247	7.1%	4,487	10.6%	341	6.6%	6,562	10.4%
Accommodation	5	0.9%	156	2.6%	156		25	0.7%	735	1.7%	45	0.9%	1,067	1.7%
Food Services & Drinking Places	30	5.5%	477	8.0%	477		222	6.4%	3,752	8.9%	296	5.8%	5,494	8.7%
Other Services (except Public Administration)	45	8.3%	238	4.0%	238		335	9.7%	2,371	5.6%	569	11.1%	3,885	6.2%
Automotive Repair & Maintenance	7	1.3%	50	0.8%	50		40	1.2%	262	0.6%	71	1.4%	397	0.6%
Public Administration	5	0.9%	99	1.7%	99		58	1.7%	1,745	4.1%	81	1.6%	2,375	3.8%
Unclassified Establishments	12	2.2%	9	0.2%	9		101	2.9%	56	0.1%	157	3.1%	85	0.1%
Total	544	100.0%	5,935	100.0%	5,935		3,460	100.0%	42,301	100.0%	5,137	100.0%	62,902	100.0%

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Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

Trend # 829567_SADIM / Created November 14, 2016

Trend Report - Ridgeland, MS Area Selected Properties

November 2013 to September 2016 Currency : USD - US Dollar

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735 East Main Street, Hendersonville, TN 37075
T: +1 615 824 8664
trends@str.com www.str.com

Blue Fin Building, 110 Southwark Street, London SE1 0TA
T: +44 (0)20 7922 1930
trends@strglobal.com www.str.com

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Tab 3 - Percent Change from Previous Year - Detail by Measure

Ridgeland, MS Area Selected Properties
Job Number: 829567_SADIM Staff: CW Created: November 14, 2016

Occupancy	January	February	March	April	May	June	July	August	September	October	November	December	Total Year	Sep YTD
2014														
2015	12.3	-1.8	12.3	8.2	-3.4	-0.8	7.1	1.2	3.7	-5.7	10.1	10.5		4.0
2016	10.1	6.3	-5.9	13.8	3.5	3.2	-0.8	6.4	-2.9		6.2	3.5	3.2	3.5
Avg	11.2	2.2	3.2	11.0	0.0	1.2	3.2	3.8	0.4	-5.7	8.1	7.0	3.2	3.7

ADR	January	February	March	April	May	June	July	August	September	October	November	December	Total Year	Sep YTD
2014														
2015	2.0	0.7	2.4	0.1	-0.2	5.0	0.8	1.3	1.6	-1.9	-0.2	3.4		1.5
2016	3.2	5.1	1.5	1.5	4.7	2.7	1.4	2.4	0.5		2.5	1.7	1.2	2.6
Avg	2.6	2.9	2.0	0.8	2.2	3.9	1.1	1.9	1.0	-1.9	1.1	2.5	1.2	2.0

RevPAR	January	February	March	April	May	June	July	August	September	October	November	December	Total Year	Sep YTD
2014														
2015	14.5	-1.2	15.0	8.3	-3.6	4.2	8.0	2.5	5.3	-7.5	9.9	14.2		5.5
2016	13.6	11.7	-4.4	15.5	8.3	6.0	0.7	8.9	-2.4		8.8	5.2	4.5	6.1
Avg	14.1	5.3	5.3	11.9	2.4	5.1	4.3	5.7	1.4	-7.5	9.3	9.7	4.5	5.8

Supply	January	February	March	April	May	June	July	August	September	October	November	December	Total Year	Sep YTD
2014														
2015	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	18.8	0.0		0.0
2016	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Avg	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	9.4	0.0	0.0	0.0

Demand	January	February	March	April	May	June	July	August	September	October	November	December	Total Year	Sep YTD
2014														
2015	12.3	-1.8	12.3	8.2	-3.4	-0.8	7.1	1.2	3.7	-5.7	30.8	10.5		4.0
2016	10.1	6.3	-5.9	13.8	3.5	3.2	-0.8	6.4	-2.9		6.2	3.5	3.2	3.5
Avg	11.2	2.2	3.2	11.0	0.0	1.2	3.2	3.8	0.4	-5.7	18.5	7.0	3.2	3.7

Revenue	January	February	March	April	May	June	July	August	September	October	November	December	Total Year	Sep YTD
2014														
2015	14.5	-1.2	15.0	8.3	-3.6	4.2	8.0	2.5	5.3	-7.5	30.5	14.2		5.5
2016	13.6	11.7	-4.4	15.5	8.3	6.0	0.7	8.9	-2.4		8.8	5.2	4.5	6.1
Avg	14.1	5.3	5.3	11.9	2.4	5.1	4.3	5.7	1.4	-7.5	19.6	9.7	4.5	5.8

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Tab 4 - Percent Change from Previous Year - Detail by Year

Ridgeland, MS Area Selected Properties
 Job Number: 829567_SADIM Staff: CW Created: November 14, 2016

	Jan 14	Feb 14	Mar 14	Apr 14	May 14	Jun 14	Jul 14	Aug 14	Sep 14	Oct 14	Nov 14	Dec 14	Total Year	Sep YTD
Occ														
ADR														
RevPAR														
Supply														
Demand														
Revenue														

	Jan 15	Feb 15	Mar 15	Apr 15	May 15	Jun 15	Jul 15	Aug 15	Sep 15	Oct 15	Nov 15	Dec 15	Total Year	Sep YTD
Occ	12.3	-1.8	12.3	8.2	-3.4	-0.8	7.1	1.2	3.7	-5.7	6.2	3.5	3.2	4.0
ADR	2.0	0.7	2.4	0.1	-0.2	5.0	0.8	1.3	1.6	-1.9	2.5	1.7	1.2	1.5
RevPAR	14.5	-1.2	15.0	8.3	-3.6	4.2	8.0	2.5	5.3	-7.5	8.8	5.2	4.5	5.5
Supply	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Demand	12.3	-1.8	12.3	8.2	-3.4	-0.8	7.1	1.2	3.7	-5.7	6.2	3.5	3.2	4.0
Revenue	14.5	-1.2	15.0	8.3	-3.6	4.2	8.0	2.5	5.3	-7.5	8.8	5.2	4.5	5.5

	Jan 16	Feb 16	Mar 16	Apr 16	May 16	Jun 16	Jul 16	Aug 16	Sep 16	Oct 16	Nov 16	Dec 16	Total Year	Sep YTD
Occ	10.1	6.3	-5.9	13.8	3.5	3.2	-0.8	6.4	-2.9					3.5
ADR	3.2	5.1	1.5	1.5	4.7	2.7	1.4	2.4	0.5					2.6
RevPAR	13.6	11.7	-4.4	15.5	8.3	6.0	0.7	8.9	-2.4					6.1
Supply	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0					0.0
Demand	10.1	6.3	-5.9	13.8	3.5	3.2	-0.8	6.4	-2.9					3.5
Revenue	13.6	11.7	-4.4	15.5	8.3	6.0	0.7	8.9	-2.4					6.1

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Tab 5 - Twelve Month Moving Average

Ridgeland, MS Area Selected Properties
Job Number: 829567_SADIM Staff: CW Created: November 14, 2016

Occupancy (%)	January	February	March	April	May	June	July	August	September	October	November	December
2014	71.3	71.2	71.9	72.4	72.2	72.1	72.6	72.6	72.8	72.4	70.3	70.7
2015	73.5	73.9	73.5	74.3	74.5	74.7	74.7	75.1	74.9		72.8	73.0

ADR (\$)	January	February	March	April	May	June	July	August	September	October	November	December
2014	118.67	118.74	119.00	119.01	118.99	119.52	119.60	119.73	119.87	119.63	118.30	118.51
2015	120.29	120.79	120.95	121.11	121.58	121.89	122.04	122.30	122.35		119.86	119.99

RevPAR (\$)	January	February	March	April	May	June	July	August	September	October	November	December
2014	84.62	84.54	85.60	86.15	85.87	86.19	86.79	86.97	87.31	86.66	83.11	83.83
2015	88.41	89.21	88.85	89.96	90.58	91.06	91.12	91.79	91.63		87.26	87.57

Supply	January	February	March	April	May	June	July	August	September	October	November	December
2014	217,175	217,175	217,175	217,175	217,175	217,175	217,175	217,175	217,175	217,175	217,175	217,175
2015	217,175	217,175	217,175	217,175	217,175	217,175	217,175	217,175	217,175	217,175	217,175	217,175

Demand	January	February	March	April	May	June	July	August	September	October	November	December
2014	154,856	154,629	156,229	157,210	156,727	156,617	157,594	157,753	158,183	157,322	152,577	153,629
2015	159,626	160,394	159,534	161,327	161,805	162,259	162,145	162,997	162,641	158,107	158,107	158,492

Revenue (\$)	January	February	March	April	May	June	July	August	September	October	November	December
2014	18,377,201	18,359,919	18,590,814	18,709,733	18,649,451	18,719,273	18,847,806	18,887,474	18,960,677	18,821,117	18,049,466	18,206,585
2015	19,201,069	19,374,306	19,295,640	19,537,821	19,672,543	19,776,969	19,788,437	19,934,155	19,898,675		18,951,309	19,017,113

High value is boxed.

Low value is boxed and italicized.

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Tab 6 - Twelve Month Moving Average with Percent Change

Ridgeland, MS Area Selected Properties
 Job Number: 829567_SADIM Staff: CW Created: November 14, 2016

Date	Occupancy		ADR		RevPar		Supply		Demand		Revenue	
	This Year	% Chg	This Year	% Chg	This Year	% Chg	This Year	% Chg	This Year	% Chg	This Year	% Chg
Nov 14	70.3		118.30		83.11		217,175		152,577		18,049,466	
Dec 14	70.7		118.51		83.83		217,175		153,629		18,206,585	
Jan 15	71.3		118.67		84.62		217,175		154,856		18,377,201	
Feb 15	71.2		118.74		84.54		217,175		154,629		18,359,919	
Mar 15	71.9		119.00		85.60		217,175		156,229		18,590,814	
Apr 15	72.4		119.01		86.15		217,175		157,210		18,709,733	
May 15	72.2		118.99		85.87		217,175		156,727		18,649,451	
Jun 15	72.1		119.52		86.19		217,175		156,617		18,719,273	
Jul 15	72.6		119.60		86.79		217,175		157,594		18,847,806	
Aug 15	72.6		119.73		86.97		217,175		157,753		18,887,474	
Sep 15	72.8		119.87		87.31		217,175		158,183		18,960,677	6.3
Oct 15	72.4	3.8	119.63	1.1	86.66	4.9	217,175	1.3	157,322	5.2	18,821,117	5.0
Nov 15	72.8	3.6	119.86	1.3	87.26	5.0	217,175	0.0	158,107	3.6	18,951,309	
Dec 15	73.0	3.2	119.99	1.2	87.57	4.5	217,175	0.0	158,492	3.2	19,017,113	4.5
Jan 16	73.5	3.1	120.29	1.4	88.41	4.5	217,175	0.0	159,626	3.1	19,201,069	4.5
Feb 16	73.9	3.7	120.79	1.7	89.21	5.5	217,175	0.0	160,394	3.7	19,374,306	5.5
Mar 16	73.5	2.1	120.95	1.6	88.85	3.8	217,175	0.0	159,534	2.1	19,295,640	3.8
Apr 16	74.3	2.6	121.11	1.8	89.96	4.4	217,175	0.0	161,327	2.6	19,537,821	4.4
May 16	74.5	3.2	121.58	2.2	90.58	5.5	217,175	0.0	161,805	3.2	19,672,543	5.5
Jun 16	74.7	3.6	121.89	2.0	91.06	5.7	217,175	0.0	162,259	3.6	19,776,969	5.7
Jul 16	74.7	2.9	122.04	2.0	91.12	5.0	217,175	0.0	162,145	2.9	19,788,437	5.0
Aug 16	75.1	3.3	122.30	2.1	91.79	5.5	217,175	0.0	162,997	3.3	19,934,155	5.5
Sep 16	74.9	2.8	122.35	2.1	91.63	4.9	217,175	0.0	162,641	2.8	19,898,675	4.9

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Tab 7 - Day of Week Analysis

Ridgeland, MS Area Selected Properties
Job Number: 829567_SADIM Staff: CW Created: November 14, 2016

Occupancy (%)									
	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total Month	
Oct - 15	44.5	82.0	93.3	94.5	74.1	74.4	79.2	77.3	
Nov - 15	49.0	81.8	83.7	87.6	87.7	76.2	67.8	75.5	
Dec - 15	40.0	61.8	73.2	68.8	61.7	62.1	62.2	62.0	
Jan - 16	41.5	80.0	95.7	97.1	77.9	49.9	48.7	67.1	
Feb - 16	45.4	84.7	96.6	96.3	71.4	71.3	68.4	77.4	
Mar - 16	42.4	82.6	91.0	89.7	72.9	73.6	62.8	74.6	
Apr - 16	48.4	92.6	97.1	94.0	77.9	83.5	84.2	82.6	
May - 16	47.1	75.9	90.6	96.3	79.2	77.1	81.5	77.6	
Jun - 16	51.4	90.7	94.9	92.3	79.4	86.6	82.1	82.7	
Jul - 16	54.2	77.3	87.4	92.6	83.0	84.5	80.3	79.2	
Aug - 16	44.4	81.7	93.3	90.2	76.5	73.7	73.5	77.4	
Sep - 16	41.5	72.4	86.6	88.4	65.0	57.4	50.8	65.7	
Total Year	46.0	80.3	90.0	90.2	75.1	72.3	70.4	74.9	

ADR									
	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total Month	
Oct - 15	113.03	127.46	131.61	131.05	121.27	110.94	108.80	120.99	
Nov - 15	112.90	125.97	131.04	131.12	121.92	103.32	102.16	119.58	
Dec - 15	107.70	120.43	127.77	125.66	113.53	103.87	100.91	115.93	
Jan - 16	114.77	130.73	136.14	135.69	124.85	104.58	103.76	123.95	
Feb - 16	116.93	132.56	140.08	140.94	126.61	110.51	114.05	128.14	
Mar - 16	111.75	127.76	135.16	135.13	124.45	104.35	102.59	123.24	
Apr - 16	113.18	130.27	136.16	133.88	117.60	109.42	111.32	122.08	
May - 16	113.48	126.68	133.81	135.19	120.42	110.05	111.55	123.08	
Jun - 16	111.76	131.54	136.17	131.98	122.28	116.03	116.87	125.08	
Jul - 16	113.10	125.96	133.45	131.72	122.91	108.13	107.86	120.04	
Aug - 16	116.77	128.50	137.50	133.57	122.22	105.76	109.99	124.47	
Sep - 16	110.85	128.52	133.35	129.75	121.07	103.80	102.71	120.61	
Total Year	113.09	128.27	134.48	133.08	121.62	107.89	108.28	122.35	

RevPAR									
	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total Month	
Oct - 15	50.24	104.54	122.82	123.89	89.80	82.56	86.20	93.51	
Nov - 15	55.33	103.02	109.68	114.87	106.91	78.71	69.24	90.31	
Dec - 15	43.08	74.44	93.59	86.42	70.06	64.55	62.79	71.93	
Jan - 16	47.49	104.58	130.24	131.82	89.81	52.24	50.54	83.13	
Feb - 16	53.26	112.24	135.36	135.66	97.99	78.84	78.01	99.23	
Mar - 16	47.33	105.54	122.94	121.27	90.78	76.77	64.44	91.98	
Apr - 16	54.78	120.58	132.16	125.83	91.56	91.40	93.77	100.85	
May - 16	53.48	96.19	121.17	130.13	95.37	84.80	90.93	95.46	
Jun - 16	57.43	119.27	129.25	121.82	97.04	100.48	95.74	103.43	
Jul - 16	61.31	97.34	116.63	122.00	102.00	91.40	86.59	95.11	
Aug - 16	51.81	105.05	128.26	120.46	93.46	77.94	80.83	96.29	
Sep - 16	48.02	93.04	115.53	114.76	78.70	59.56	52.17	79.25	
Total Year	51.99	103.04	121.05	120.07	91.31	78.00	76.19	91.63	

Three Year Occupancy (%)									
	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total Year	
Nov 13 - Sep 14	39.3	70.5	85.3	84.6	69.9	67.8	63.4	68.6	
Oct 14 - Sep 15	43.8	77.0	88.5	87.8	71.6	71.4	69.3	72.8	
Oct 15 - Sep 16	46.0	80.3	90.0	90.2	75.1	72.3	70.4	74.9	
Total 3 Yr	43.2	76.1	88.0	87.7	72.3	70.6	67.8	72.2	

Three Year ADR									
	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total Year	
Nov 13 - Sep 14	109.00	123.34	129.04	128.16	119.55	103.06	102.09	117.78	
Oct 14 - Sep 15	111.18	125.90	131.27	130.46	119.77	105.32	105.51	119.87	
Oct 15 - Sep 16	113.09	128.27	134.48	133.08	121.62	107.89	108.28	122.35	
Total 3 Yr	111.25	126.02	131.72	130.70	120.37	105.56	105.50	120.14	

Three Year RevPAR									
	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total Year	
Nov 13 - Sep 14	42.86	86.99	110.09	108.42	83.57	69.86	64.70	80.85	
Oct 14 - Sep 15	48.75	96.82	116.20	114.55	85.81	75.23	73.17	87.31	
Oct 15 - Sep 16	51.99	103.04	121.05	120.07	91.31	78.00	76.19	91.63	
Total 3 Yr	48.02	95.91	115.95	114.56	87.04	74.53	71.56	86.79	

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Tab 8 - Raw Data

Ridgeland, MS Area Selected Properties
Job Number: 829567_SADIM Staff: CW

Created: November 14, 2016

Date	Occupancy		ADR		RevPar		Supply		Demand		Revenue		Census & Sample %	
	This Year	% Chg	This Year	% Chg	This Year	% Chg	This Year	% Chg	This Year	% Chg	This Year	% Chg	Census Props	Census Rooms
Nov 13	64.6		116.98		75.57		15,030		9,710		1,135,839		4	501
Dec 13	54.3		110.30		59.84		18,445		10,007		1,103,803		5	595
Jan 14	54.3		117.76		63.91		18,445		10,010		1,178,809		5	595
Feb 14	74.2		121.14		89.87		16,660		12,360		1,497,238		5	595
Mar 14	70.6		118.55		83.72		18,445		13,026		1,544,281		5	595
Apr 14	67.1		120.20		80.62		17,850		11,972		1,439,073		5	595
May 14	77.6		117.84		91.42		18,445		14,310		1,686,241		5	595
Jun 14	80.8		115.98		93.67		17,850		14,417		1,672,025		5	595
Jul 14	74.6		117.39		87.52		18,445		13,751		1,614,267		5	595
Aug 14	71.9		119.98		86.24		18,445		13,258		1,590,680		5	595
Sep 14	65.3		118.14		77.13		17,850		11,654		1,376,825		5	595
Oct 14	82.0		123.34		101.08		18,445		15,116		1,864,332		5	595
Nov 14	71.1	10.1	116.72	-0.2	83.02	9.9	17,850	18.8	12,696	30.8	1,481,892	30.5	5	595
Dec 14	60.0	10.5	114.02	3.4	68.36	14.2	18,445	0.0	11,059	10.5	1,260,922	14.2	5	595
Jan 15	60.9	12.3	120.09	2.0	73.16	14.5	18,445	0.0	11,237	12.3	1,349,425	14.5	5	595
Feb 15	72.8	-1.8	121.98	0.7	88.83	-1.2	16,660	0.0	12,133	-1.8	1,479,956	-1.2	5	595
Mar 15	79.3	12.3	121.37	2.4	96.24	15.0	18,445	0.0	14,626	12.3	1,775,176	15.0	5	595
Apr 15	72.6	8.2	120.28	0.1	87.28	8.3	17,850	0.0	12,953	8.2	1,557,992	8.3	5	595
May 15	75.0	-3.4	117.59	-0.2	88.15	-3.6	18,445	0.0	13,827	-3.4	1,625,959	-3.6	5	595
Jun 15	80.2	-0.8	121.75	5.0	97.58	4.2	17,850	0.0	14,307	-0.8	1,741,847	4.2	5	595
Jul 15	79.8	7.1	118.33	0.8	94.49	8.0	18,445	0.0	14,728	7.1	1,742,800	8.0	5	595
Aug 15	72.7	1.2	121.51	1.3	88.39	2.5	18,445	0.0	13,417	1.2	1,630,348	2.5	5	595
Sep 15	67.7	3.7	120.00	1.6	81.23	5.3	17,850	0.0	12,084	3.7	1,450,028	5.3	5	595
Oct 15	77.3	-5.7	120.99	-1.9	93.51	-7.5	18,445	0.0	14,255	-5.7	1,724,772	-7.5	5	595
Nov 15	75.5	6.2	119.58	2.5	90.31	8.8	17,850	0.0	13,481	6.2	1,612,084	8.8	5	595
Dec 15	62.0	3.5	115.93	1.7	71.93	5.2	18,445	0.0	11,444	3.5	1,326,726	5.2	5	595
Jan 16	67.1	10.1	123.95	3.2	83.13	13.6	18,445	0.0	12,371	10.1	1,533,381	13.6	5	595
Feb 16	77.4	6.3	128.14	5.1	99.23	11.7	16,660	0.0	12,901	6.3	1,653,193	11.7	5	595
Mar 16	74.6	-5.9	123.24	1.5	91.98	-4.4	18,445	0.0	13,766	-5.9	1,696,510	-4.4	5	595
Apr 16	82.6	13.8	122.08	1.5	100.85	15.5	17,850	0.0	14,746	13.8	1,800,173	15.5	5	595
May 16	77.6	3.5	123.08	4.7	95.46	8.3	18,445	0.0	14,305	3.5	1,760,681	8.3	5	595
Jun 16	82.7	3.2	125.08	2.7	103.43	6.0	17,850	0.0	14,761	3.2	1,846,273	6.0	5	595
Jul 16	79.2	-0.8	120.04	1.4	95.11	0.7	18,445	0.0	14,614	-0.8	1,754,268	0.7	5	595
Aug 16	77.4	6.4	124.47	2.4	96.29	8.9	18,445	0.0	14,269	6.4	1,776,066	8.9	5	595
Sep 16	65.7	-2.9	120.61	0.5	79.25	-2.4	17,850	0.0	11,728	-2.9	1,414,548	-2.4	5	595

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Tab 9 - Classic

Ridgeland, MS Area Selected Properties
Job Number: 829567_SADIM Staff: CW Created: November 14, 2016

Date	Occupancy		ADR		RevPar		Supply		Demand		Revenue		Census & Sample %	
	This Year	% Chg	This Year	% Chg	This Year	% Chg	This Year	% Chg	This Year	% Chg	This Year	% Chg	Census Props	Census Rooms
Nov 13	64.6		116.98		75.57		15,030		9,710		1,135,839		4	501
Dec 13	54.3		110.30		59.84		18,445		10,007		1,103,803		5	595
Sep YTD 2013														
Total 2013														
Jan 14	54.3		117.76		63.91		18,445		10,010		1,178,809		5	595
Feb 14	74.2		121.14		89.87		16,660		12,360		1,497,238		5	595
Mar 14	70.6		118.55		83.72		18,445		13,026		1,544,281		5	595
Apr 14	67.1		120.20		80.62		17,850		11,972		1,439,073		5	595
May 14	77.6		117.84		91.42		18,445		14,310		1,686,241		5	595
Jun 14	80.8		115.98		93.67		17,850		14,417		1,672,025		5	595
Jul 14	74.6		117.39		87.52		18,445		13,751		1,614,267		5	595
Aug 14	71.9		119.98		86.24		18,445		13,258		1,590,680		5	595
Sep 14	65.3		118.14		77.13		17,850		11,654		1,376,825		5	595
Oct 14	82.0		123.34		101.08		18,445		15,116		1,864,332		5	595
Nov 14	71.1	10.1	116.72	-0.2	83.02	9.9	17,850	18.8	12,696	30.8	1,481,892	30.5	5	595
Dec 14	60.0	10.5	114.02	3.4	68.36	14.2	18,445	0.0	11,059	10.5	1,260,922	14.2	5	595
Sep YTD 2014														
Total 2014														
Jan 15	60.9	12.3	120.09	2.0	73.16	14.5	18,445	0.0	11,237	12.3	1,349,425	14.5	5	595
Feb 15	72.8	-1.8	121.98	0.7	88.83	-1.2	16,660	0.0	12,133	-1.8	1,479,956	-1.2	5	595
Mar 15	79.3	12.3	121.37	2.4	96.24	15.0	18,445	0.0	14,626	12.3	1,775,176	15.0	5	595
Apr 15	72.6	8.2	120.28	0.1	87.28	8.3	17,850	0.0	12,953	8.2	1,557,992	8.3	5	595
May 15	75.0	-3.4	117.59	-0.2	88.15	-3.6	18,445	0.0	13,827	-3.4	1,625,959	-3.6	5	595
Jun 15	80.2	-0.8	121.75	5.0	97.58	4.2	17,850	0.0	14,307	-0.8	1,741,847	4.2	5	595
Jul 15	79.8	7.1	118.33	0.8	94.49	8.0	18,445	0.0	14,728	7.1	1,742,800	8.0	5	595
Aug 15	72.7	1.2	121.51	1.3	88.39	2.5	18,445	0.0	13,417	1.2	1,630,348	2.5	5	595
Sep 15	67.7	3.7	120.00	1.6	81.23	5.3	17,850	0.0	12,084	3.7	1,450,028	5.3	5	595
Oct 15	77.3	-5.7	120.99	-1.9	93.51	-7.5	18,445	0.0	14,255	-5.7	1,724,772	-7.5	5	595
Nov 15	75.5	6.2	119.58	2.5	90.31	8.8	17,850	0.0	13,481	6.2	1,612,084	8.8	5	595
Dec 15	62.0	3.5	115.93	1.7	71.93	5.2	18,445	0.0	11,444	3.5	1,326,726	5.2	5	595
Sep YTD 2015														
Total 2015														
Jan 16	67.1	10.1	123.95	3.2	83.13	13.6	18,445	0.0	12,371	10.1	1,533,381	13.6	5	595
Feb 16	77.4	6.3	128.14	5.1	99.23	11.7	16,660	0.0	12,901	6.3	1,653,193	11.7	5	595
Mar 16	74.6	-5.9	123.24	1.5	91.98	-4.4	18,445	0.0	13,766	-5.9	1,696,510	-4.4	5	595
Apr 16	82.6	13.8	122.08	1.5	100.85	15.5	17,850	0.0	14,746	13.8	1,800,173	15.5	5	595
May 16	77.6	3.5	123.08	4.7	95.46	8.3	18,445	0.0	14,305	3.5	1,760,681	8.3	5	595
Jun 16	82.7	3.2	125.08	2.7	103.43	6.0	17,850	0.0	14,761	3.2	1,846,273	6.0	5	595
Jul 16	79.2	-0.8	120.04	1.4	95.11	0.7	18,445	0.0	14,614	-0.8	1,754,268	0.7	5	595
Aug 16	77.4	6.4	124.47	2.4	96.29	8.9	18,445	0.0	14,269	6.4	1,776,066	8.9	5	595
Sep 16	65.7	-2.9	120.61	0.5	79.25	-2.4	17,850	0.0	11,728	-2.9	1,414,548	-2.4	5	595
Sep YTD 2016														
Total 2016														

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Tab 10 - Response Report

Ridgeland, MS Area Selected Properties
Job Number: 829567_SADIM Staff: CW Created: November 14, 2016

STR Code	Name of Establishment	City & State	Zip Code	Class	Aff Date	Open	Rooms	Chg In																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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53911	Hilton Garden Inn Jackson Madison	Madison, MS	39110	Upscale Class	Jan 2006	Jan 2006	134																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									

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Methodology

While virtually every chain in the United States provides STR with data on almost all of their properties, there are still some hotels that don't submit data. But we've got you covered. Every year we examine guidebook listings and hotel directories for information on hotels that don't provide us with data. We don't stop there. We call each hotel in our database every year to obtain "published" rates for multiple categories. Based on this information we group all hotels - those that report data and those that don't - into groupings based off of price level and geographic proximity. We then estimate the non-respondents based off of nearby hotels with similar price levels.

Similarly, we sometimes obtain monthly data from a property, but not daily data. We use a similar process. We take the monthly data that the property has provided, and distribute it to the individual days based on the revenue and demand distribution patterns of similar hotels in the same location.

We believe it imperative to perform this analysis in order to provide interested parties with our best estimate of total lodging demand and room revenue on their areas of interest. Armed with this information a more informed decision can be made.

Glossary

ADR (Average Daily Rate) Room revenue divided by rooms sold, displayed as the average rental rate for a single room.	Open Date Date the property opened as a lodging establishment.
Affiliation Date Date the property affiliated with current chain/flag	Percent Change Amount of growth, up, flat, or down from the same period last year (month, ytd, three months, twelve months). Calculated as $((TY-LY)/LY) * "100"$.
Census (Properties and Rooms) The number of properties and rooms that exist within the selected property set or segment.	Revenue (Room Revenue) Total room revenue generated from the sale or rental of rooms.
Change in Rooms Indicator of whether or not an individual hotel has added or removed rooms from their inventory.	RevPAR (Revenue Per Available Room) Room revenue divided by rooms available
Exchange Rate The factor used to convert revenue from U.S. Dollars to the local currency. The exchange rate data is obtained from Oanda.com. Any aggregated number in the report (YTD, Running 3 month, Running 12 month) uses the exchange rate of each relative month when calculating the data.	Sample % (Rooms) The % of rooms from which STR receives data. Calculated as $(\text{Sample Rooms}/\text{Census Rooms}) * "100"$.
Extended Historical Trend Data on selected properties or segments starting in 2000.	Standard Historical Trend Data on selected properties or segments starting in 2005.
Demand (Rooms Sold) The number of rooms sold (excludes complimentary rooms).	STR Code STR's proprietary numbering system. Each hotel in the lodging census has a unique STR code.
Full Historical Trend Data on selected properties or segments starting in 1987.	Supply (Rooms Available) The number of rooms times the number of days in the period.
Occupancy Rooms sold divided by rooms available. Occupancy is always displayed as a percentage of rooms occupied.	Twelve Month Moving Average The value of any given month is computed by taking the value of that month and the values of the eleven preceding months, adding them together and dividing by twelve.
	Year to Date

Tab 12 - Terms and Conditions

Before purchasing this product you agreed to the following terms and conditions.

In consideration of the mutual promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, STR, Inc. ("STR"), STR Global, Ltd. ("STRG"), and the licensee identified elsewhere in this Agreement ("Licensee") agree as follows:

1. LICENSE

1.1 Definitions.

(a) "Agreement" means these Standard Terms and Conditions and any additional terms specifically set out in writing in the document(s) (if any) to which these Standard Terms and Conditions are attached or in which they are incorporated by reference, and, if applicable, any additional terms specifically set out in writing in any Schedule attached hereto.

(b) "Licensed Materials" means the newsletters, reports, databases or other information resources, and all lodging industry data contained therein, provided to Licensee hereunder.

1.2 Grant of License. Subject to the terms and conditions of this Agreement, and except as may be expressly permitted elsewhere in this Agreement, STR hereby grants to Licensee a non-exclusive, non-transferable, indivisible, non-sublicensable license to use, copy, manipulate and extract data from the Licensed Materials for its own INTERNAL business purposes only.

1.3 Copies. Except as expressly permitted elsewhere in this Agreement, Licensee may make and maintain no more than two (2) copies of any Licensed Materials.

1.4 No Service Bureau Use. Licensee is prohibited from using the Licensed Materials in any way in connection with any service bureau or similar services. "Service bureau" means the processing of input data that is supplied by one or more third parties and the generation of output data (in the form of reports, charts, graphs or other pictorial representations, or the like) that is sold or licensed to any third parties.

1.5 No Distribution to Third Parties. Except as expressly permitted in this Agreement, Licensee is prohibited from distributing, republishing or otherwise making the Licensed Materials or any part thereof (including any excerpts of the data and any manipulations of the data) available in any form whatsoever to any third party, other than Licensee's accountants, attorneys, marketing professionals or other professional advisors who are bound by a duty of confidentiality not to disclose such information.

1.6 Security. Licensee shall use commercially reasonable efforts to protect against unauthorized access to the Licensed Materials.

1.7 Reservation of Rights. Licensee has no rights in connection with the Licensed Materials other than those rights expressly enumerated herein. All rights to the Licensed Materials not expressly enumerated herein are reserved to STR.

2. DISCLAIMERS AND LIMITATIONS OF LIABILITY

2.1 Disclaimer of Warranties. The licensed materials are provided to the licensee on an "as is" and "as available" basis. STR makes no representations or warranties of any kind, express or implied, with respect to the licensed materials, the services provided or the results of use thereof. Without limiting the foregoing, STR does not warrant that the licensed materials, the services provided or the use thereof are or will be accurate, error-free or uninterrupted. STR makes no implied warranties, including without limitation, any implied warranty of merchantability, noninfringement or fitness for any particular purpose or arising by usage of trade, course of dealing, course of performance or otherwise.

2.2 Disclaimers. STR shall have no liability with respect to its obligations under this agreement or otherwise for consequential, exemplary, special, incidental, or punitive damages even if STR has been advised of the possibility of such damages. Furthermore, STR shall have no liability whatsoever for any claim relating in any way to any decision made or action taken by licensee in reliance upon the licensed materials.

2.3 Limitation of Liability. STR's total liability to licensee for any reason and upon any cause of action including without limitation, infringement, breach of contract, negligence, strict liability, misrepresentations, and other torts, shall be limited to all fees paid to STR by the licensee during the twelve month period preceding the date on which such cause of action first arose.

3. MISCELLANEOUS

3.1 Liquidated Damages. In the event of a violation of Section 1.5 of these Standard Terms and Conditions, Licensee shall be required to pay STR an amount equal to the sum of (i) the highest aggregate price that STR, in accordance with its then-current published prices, could have charged the unauthorized recipients for the Licensed Materials that are the subject of the violation, and (ii) the full price of the lowest level of republishing rights that Licensee would have been required to purchase from STR in order to have the right to make the unauthorized distribution, regardless of whether Licensee has previously paid for any lower level of republishing rights, and (iii) fifteen percent (15%) of the total of the previous two items. This provision shall survive indefinitely the expiration or termination of this Agreement for any reason.

3.2 Obligations on Termination. Within thirty (30) days of the termination or expiration of this Agreement for any reason, Licensee shall cease all use of the Licensed Materials and shall return or destroy, at STR's option, all copies of the Licensed Materials and all other information relating thereto in Licensee's possession or control as of the such date. This provision shall survive indefinitely the expiration or termination of this Agreement for any reason.

3.3 Governing Law; Jurisdiction and Venue. This Agreement shall be governed by the substantive laws of the State of Tennessee, without regard to its or any other jurisdiction's laws governing conflicts of law. Any claims or actions regarding or arising out of this Agreement shall be brought exclusively in a court of competent jurisdiction located in Nashville, Tennessee, and the parties expressly consent to personal jurisdiction thereof. The parties also expressly waive any objections to venue.

3.4 Assignment. Licensee is prohibited from assigning this Agreement or delegating any of its duties under this Agreement without the prior written consent of STR.

3.5 Independent Relationship. The relationship between the parties is that of an independent contractor. Nothing in this Agreement shall be deemed to create an employer/employee, principal/agent, partnership or joint venture relationship.

3.6 Notices. All notices required or permitted to be given hereunder shall be in writing and shall be deemed given i) when delivered in person, at the time of such delivery, ii) when delivered by facsimile transmission or e-mail, at the time of transmission (provided, however, that notice delivered by facsimile transmission shall only be effective if such notice is also delivered by hand or deposited in the United States mail, postage prepaid, registered, certified or express mail or by courier service within two (2) business days after its delivery by facsimile transmission); iii) when delivered by a courier service or by express mail, at the time of receipt; or iv) five (5) business days after being deposited in the United States mail, postage prepaid, registered or certified mail, addressed (in any such case) to the addresses listed on the first page of this Agreement or to such other address as either party may notify the other in writing.

3.7 Waiver. No waiver of any breach of this Agreement will be deemed to constitute a waiver of any subsequent breach of the same or any other provision.

3.8 Entire Agreement. This Agreement constitutes the entire agreement of the parties with respect to the matters described herein, superseding in all respects any and all prior proposals, negotiations, understandings and other agreements, oral or written, between the parties.

3.9 Amendment. This Agreement may be amended only by the written agreement of both parties.

3.10 Recovery of Litigation Costs. If any legal action or other proceeding is brought for the enforcement of this Agreement, or because of an alleged dispute, breach, default or misrepresentation in connection with any of the provisions of this Agreement, the successful or prevailing party or parties shall be entitled to recover reasonable attorneys' fees and other costs incurred in that action or proceeding, in addition to any other relief to which it or they may be entitled.

3.11 Injunctive Relief. The parties agree that, in addition to any other rights or remedies which the other or STR may have, any party alleging breach or threatened breach of this Agreement will be entitled to such equitable and injunctive relief as may be available from any court of competent jurisdiction to restrain the other from breaching or threatening to breach any of the provisions of this Section, without posting bond or other surety.

3.12 Notice of Unauthorized Access. Licensee shall notify STR immediately upon Licensee's becoming aware of any facts indicating that a third party may have obtained or may be about to obtain unauthorized access to the Licensed Materials, and shall fully cooperate with STR in its efforts to mitigate the damages caused by any such breach or potential breach.

3.13 Conflicting Provisions. In the event that any provision of these Standard Terms and Conditions directly conflicts with any other provision of the Agreement, the conflicting terms of such other provision shall control.

3.14 Remedies. In addition to any other rights or remedies that STR may have, in the event of any termination by STR on account of a breach by Licensee, STR may, without refund, immediately terminate and discontinue any right of Licensee to receive additional Licensed Materials from STR.

Madison County Conference Center Market Analysis Update

Prepared by:
C.H. Johnson Consulting, Inc.

DRAFT March 18, 2016



JOHNSON
CONSULTING

Objective/Scope

- There is a desire to understand what changes have occurred in the Madison County market area since the last market study conducted in 2013.
- To achieve that the following has occurred:
 - Updated market analytics to understand how the market has grown or shrunk and any new employers that have entered the market.
 - Interviewed Canton & Ridgeland CVBs, area hoteliers, and event planners.
 - Research on site options and partnership opportunities.
 - Analysis of lost business reports tracked by Ridgeland CVB.
 - Analysis of key hotel metrics for Ridgeland, MS.
 - Conclusions developed regarding the demand and financial performance of the proposed venue now vs. 2013.

Proposed Program

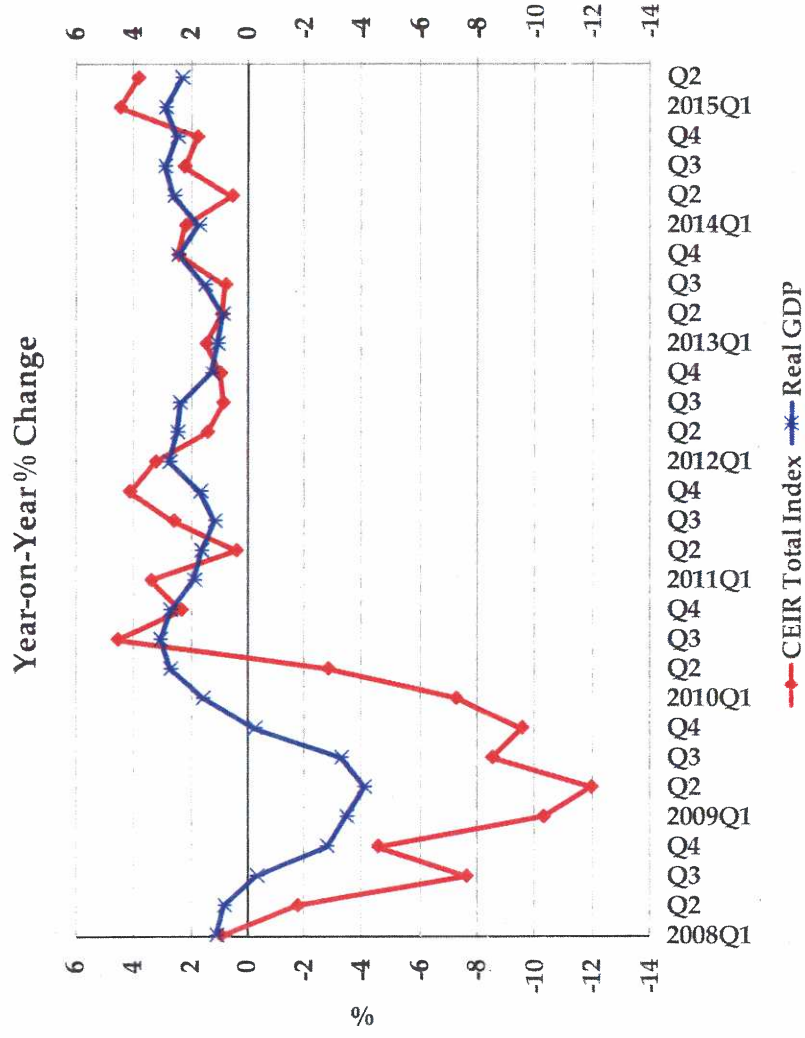


- 15,000 net square feet of ballroom space
- 10,000 net square feet of meeting space
- 63,200 gross square feet of total facility space

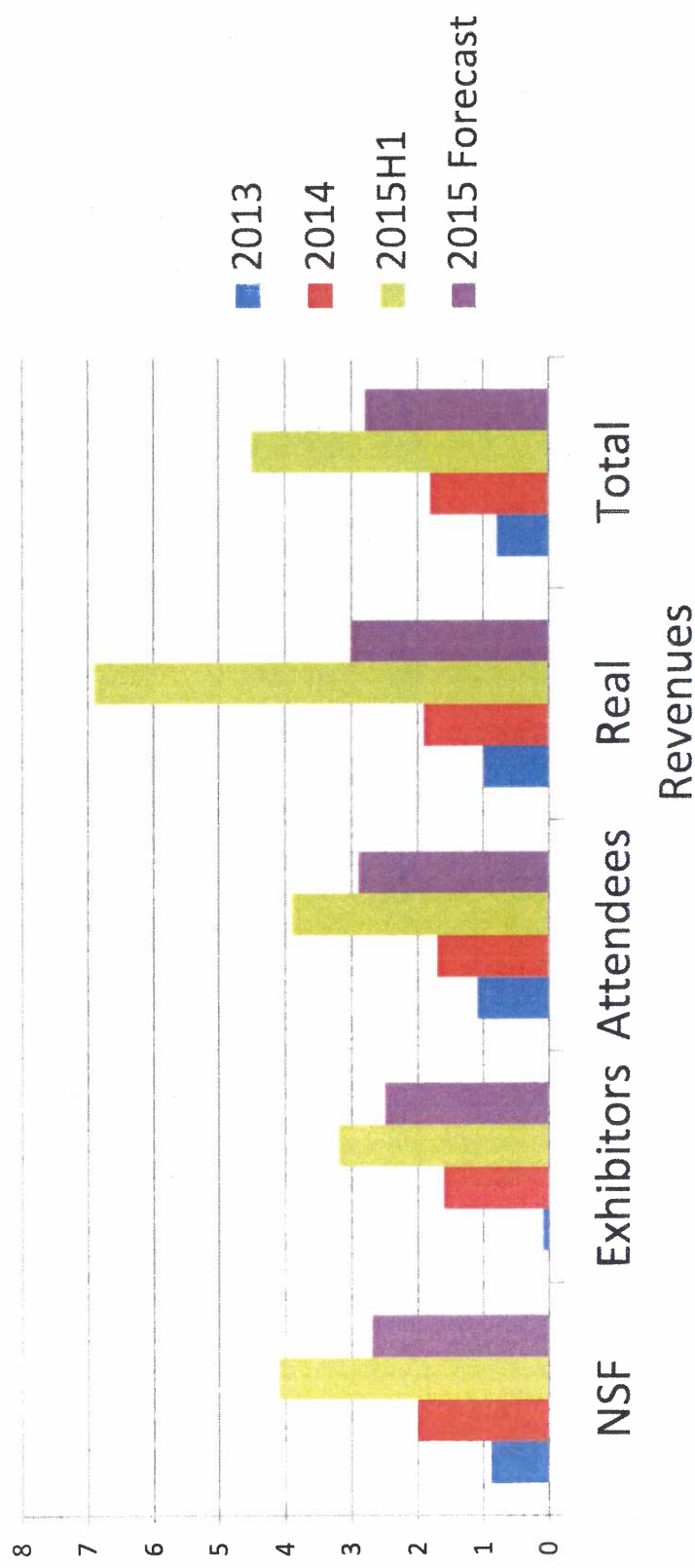
Place in a location that will support hotels, retail, restaurants and be an asset for local businesses

Industry Trends

Total Index outperformed real GDP in both Q1 & Q2



Overall Industry, YoY % Change



Key Findings from Interviews



- The market of Madison County has only improved since the last report.
- Madison County still serves as a primary hub of the State and the broader region.
- There are concerns about the safety in downtown Jackson.
- There are numerous inbound event requests that have to be turned away.
- Corporate and manufacturing sectors are showing strong growth (Continental Tire, etc).
- There are a number of planned development projects in the County that will continue to foster economic growth.

Key Findings from Interviews



- Hotel occupancy and rate are growing and some properties are beating projections for the first quarter of 2016.
- Concerns about the available room block during the week due to high corporate demand.
- Local businesses and social functions can't be accommodated in the County.
- Is the proposed program to small?
- Consensus that the proposed venue needs to be located in close proximity to the largest concentration of hotels and activities.

Lost Business

Over the past 6- months the Ridgeland CVB has had the following inbound requests:

- 15 groups requested meeting space for 350+ and 5 breakout rooms.
- 6 groups requested meeting/banquet space for 400+
- There are numerous missed opportunities for meetings and events from the Small Market Meeting Conference and Mississippi Society of Association Executives, among a variety of other groups and associations.
- The above does not include inbound requests to area hotels that do not have the supply to support larger events.
- These numbers can be multiplied by a significant factor once the area CVBs and hotels can actively market to groups of 300+.
- Local corporations and social businesses are traveling out of the market to conduct larger events.

Site Options

There have been four sites that have been identified to us.

Site 1: The Holmes Community College site.

Site 2: Site surrounded by Buster Bailey owned (identified in the prior report).

Site 3: Generally located in the City of Madison on or near the Parkway.

Site 4: Galleria Site/Parkway East.

Site 1:

- This site option is the result of a collaboration between MCEDA and Holmes Community College. Holmes Community College would be able to grow their hospitality and culinary curriculum.
- It would be an adaptive reuse of the former fitness lady complex.
- Parking and future expansion options are limited.
- Partnership with the Community College would help address the operating subsidy and development costs.

Site Options (cont.)

Site 2:

- Is located in the closest proximity to the Renaissance mixed-use development, which will be very attractive to meeting planners.
- There are site and development costs and no solution for any annual operating subsidy that would be incurred.

Site 3:

- There has been no specific site identified other than that it would be inside the city limits of Madison and on or near the parkway.
- Same funding and annual support challenges of site 2 and no significant attractions for event planners.

Site Options (cont.)

Site 4:

- The parkway east site is considered to be located in a future area of development.
- Strong utilities.
- Could help leverage the development of an interchange.
- Same funding and annual support challenges of sites 2 & 3 and currently no significant attractions for event planners.

Select Economic and Demographic Characteristics 2013 vs. 2015

- Population
- Age Characteristics
- Median Age
- Educational Attainment
- Unemployment
- Corporate Presence (Largest Employers)

Population

Historic & Current Population - Madison County (2010-2015) ('000s)			
	2010	2015	% Growth 2010-2015 CAGR*
U.S.	308,746	318,536	3.2%
Mississippi	2,967	3,028	2.0%
Jackson MSA	567	578	2.0%
Madison County	95	103	7.9%

* Compounded Annual Growth Rate

Source: Esri BAO, Johnson Consulting

Projected Population - Madison County (2015-2020) ('000s)			
	2015	2020	% Growth 2013-2018 CAGR*
U.S.	318,536	330,623	3.8%
Mississippi	3,028	3,099	2.4%
Jackson MSA	578	593	2.5%
Madison County	103	111	8.2%

* Compounded Annual Growth Rate

Source: Esri BAO, Johnson Consulting

Median Age

Median Age - Madison County (2000-2018)				
	2000	2013	2018	Growth 2000-2013 Growth 2013-2018
U.S.	35.3	37.4	37.7	5.9% 0.8%
Mississippi	33.8	36.2	36.6	7.1% 1.1%
Jackson MSA	33.2	35.2	35.6	6.0% 1.1%
Madison County	33.4	36.2	36.9	8.4% 1.9%

Source: Demographics Now, Johnson Consulting

Median Age - Madison County (2000-2020)				
	2000	2015	2020	Growth 2000-2015 Growth 2015-2020
U.S.	35.3	37.9	38.6	7.4% 1.8%
Mississippi	33.8	36.8	38.0	8.9% 3.3%
Jackson MSA	33.2	35.9	37.1	8.1% 3.3%
Madison County	33.4	36.6	37.9	9.6% 3.6%

Source: Esri BAO, Johnson Consulting

Educational Attainment



Educational Attainment - Madison County (2013)								
	Madison County		Jackson MSA		Mississippi		U.S.	
	No.	%	No.	%	No.	%	No.	%
Less than High School	6,012	9.4%	46,702	13.3%	339,280	17.8%	33,091,123	15.6%
High School Graduate	11,480	18.0%	88,807	25.2%	587,912	30.8%	59,299,978	27.9%
Some College, No Degree	13,918	21.8%	88,569	25.2%	435,124	22.8%	44,489,796	21.0%
Associates Degree	3,845	6.0%	26,724	7.6%	162,759	8.5%	16,037,594	7.6%
Bachelor's Degree	16,684	26.1%	62,410	17.7%	242,154	12.7%	37,326,039	17.6%
Graduate Degree	11,874	18.6%	38,610	11.0%	138,643	7.3%	22,071,073	10.4%
TOTAL	63,813		351,822		1,905,872		212,315,603	

Source: Demographics Now, Johnson Consulting

Educational Attainment



Educational Attainment - Madison County (2015)

	Madison County		Jackson MSA		Mississippi		U.S.	
	No.	%	No.	%	No.	%	No.	%
Less than High School	6,631	9.9%	49,737	13.2%	339,761	17.1%	28,083,139	13.1%
High School Graduate	11,036	16.5%	98,025	25.9%	610,886	30.7%	59,175,901	27.6%
Some College, No Degree	13,848	20.7%	89,155	23.6%	459,834	23.1%	45,010,401	21.0%
Associates Degree	4,439	6.6%	30,410	8.0%	170,570	8.6%	17,489,397	8.2%
Bachelor's Degree	18,190	27.2%	68,054	18.0%	258,103	13.0%	39,898,285	18.6%
Graduate Degree	12,730	19.0%	42,456	11.2%	150,281	7.6%	24,369,690	11.4%
TOTAL	66,874		377,837		1,989,435		214,026,813	

Source: Esri BAO, Johnson Consulting

Unemployment

Unemployment Rate - Madison County (2005-2015)						
	Madison County *		Mississippi *		U.S.	
	Rate	Change	Rate	Change	Rate	Change
2005	5.1%	0.3	7.5%	1.3	5.1%	(0.4)
2006	4.7%	(0.4)	6.5%	(1.0)	4.6%	(0.5)
2007	4.8%	0.1	6.1%	(0.4)	4.6%	0.0
2008	5.3%	0.5	6.6%	0.5	5.8%	1.2
2009	6.9%	1.6	9.5%	2.9	9.3%	3.5
2010	7.4%	0.5	10.4%	0.9	9.6%	0.3
2011	6.9%	(0.5)	10.0%	(0.4)	8.9%	0.7
2012	6.3%	(0.6)	9.0%	(1.0)	8.1%	0.8
2013	6.0%	(0.3)	8.6%	(0.4)	7.4%	(0.7)
2014	5.4%	(0.6)	7.6%	(1.0)	6.2%	(1.2)
2015**	5.1%	(0.3)	6.5%	(1.1)	5.3%	(0.9)

*Not Seasonally Adjusted

**Preliminary

Source: Bureau of Labor Statistics, Johnson Consulting

Largest Employers

Largest Employers - Madison County (2015)

Company	Industry	Employees
Nissan North America	Auto Manufacturing	6,000
Madison County School District	Public Education	1,500
Peco Foods of MS, Inc.	Food Manufacturing	1,300
Xerox	Technical Service and Document Control	1,250
DHL Supply Chain (Exel)	Automotive Parts Distribution	1,000
Kasai (M-Tek)	Interior Trim Components	1,000
Yates Services	Manufacturing	690
C Spire Wireless	Wireless Communications	624
Faurecia	Auto-seat Manufacturing	520
MMC Materials	Ready-mixed Concrete	473
Comcast	Cable and Digital Tec	465
Minact Yates	Material Handlers for Nissan	450
L-3 Vertex Aerospace	Aerospace	400
Levi Strauss & Co.	Distribution	367

Source: Madison County Economic Development Authority, Johnson Consulting

Lodging Trends, Site and Area Update

- **Room Night Supply**
- **Room Night Demand**
- **Occupancy**
- **Average Daily Rate (ADR)**
- **Revenue per Available Room (RevPAR)**
- **Room Revenues**

Lodging Facility Inventory



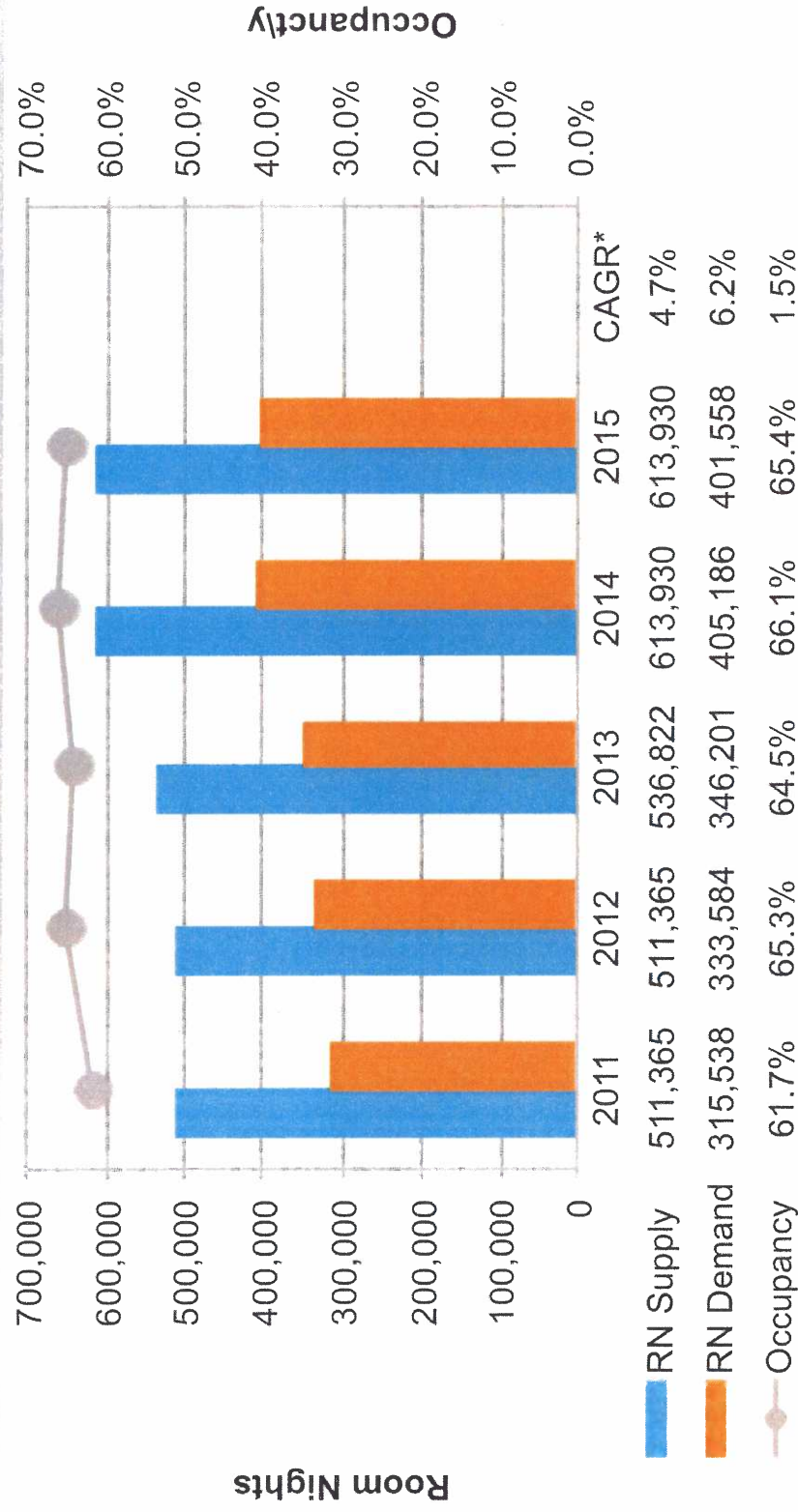
Inventory of Lodging Facilities Madison County (2015)				
Hotel	Location	Guest Rooms	Meeting Space SF	
Drury Inn & Suites	Ridgeland	176	1,794	
Embassy Suites	Ridgeland	145	5,000	
Hilton Garden Inn	Madison	134	1,032	
Hyatt Place	Ridgeland	126	1,600	
Holiday Inn Express	Ridgeland	111	2,025	
Residence Inn	Ridgeland	100	364	
Springhill Suites	Ridgeland	96	367	
TownPlace Suites	Ridgeland	94	322	
Staybridge Suites	Ridgeland	92	3,068	
Homewood Suites by Hilton	Ridgeland	91	1,471	
Hampton Inn	Canton	80	1,175	
Brentwood Inn & Suites	Canton	64	224	
La Quinta Inn	Canton	55	400	
Total*		2,034	18,842	

**facilities without a meeting space are not displayed but included in total*

Source: mpoin, Relevant Facilities, Johnson Consulting

Room Night Supply, Demand, Occupancy

Ridgeland, Mississippi Room Night Supply, Demand, and Occupancy



*CAGR = Compounded Annual Growth Rate from 2011 thru 2015

Source: Ridgeland Tourism Commission

ADR, RevPAR, Room Revenues

Ridgeland, Mississippi Average Daily Rate, Room per Available Rate, Room Revenues



*CAGR = Compounded Annual Growth Rate from 2011 thru 2015

Source: Ridgeland Tourism Commission

Site Update and Changes in Area



- Harrah's Tunica shut down in June 2014
- The Dolce Atlanta-Peachtree Resort was purchased, and is currently undergoing \$10 million in renovations

Key Characteristics of Comparable Facilities and Markets

Location	Proposed Conference Center	Leila Terrace Convention Center	Harrah's Tunica Casino and Convention Center	The Chattanooga Hotel & Conference Center	Atlanta Peachtree Marriott	Stone Mountain, GA	Peachtree City, GA
Metropolitan Area	Madison County, MS	Hattiesburg, MS	Tunica, MS	Chattanooga, TN	Atlanta-Sandy Springs-Marletta	Atlanta-Sandy Springs-Marletta	Atlanta-Sandy Springs-Marletta
Demographic Characteristics (2015)							
Metropolitan Area Population	578,320	146,996	1,354,354	546,858	5,527,230	5,527,230	5,527,230
MSA Median Household Income	\$48,307	\$39,158	\$49,807	\$44,197	\$56,889	\$56,889	\$56,889
Hotel							
# Guest Rooms	200*	-	-	199	336	233	233
Meeting Space (SF)							
Exhibit Space	-	14,755	-	-	-	-	-
Ballroom	15,000	-	-	7,752	15,442	5,760	5,760
Meeting Room(s)	10,000	7,936	-	13,232	16,565	49,458	49,458
Other	-	6,100**	-	2,392***	2,552***	5,604***	5,604***
Total Exhibit Space (SF)	25,000	22,691	-	23,376	32,007	60,822	60,822
Events and Attendance							
# Events (per annum)	Refer to Demand Projections	841	-	350	-	-	-
Total Attendance (per annum)	Refer to Demand Projections	222,000	-	-	-	-	-
Revenue and Expenses							
Net Income (Loss) (\$'000s)	Refer to Financial Projections	(1,221,000)	-	-	-	-	-
- Most Recent Year							

* Suggested size of adjacent hotel

** Outdoor function space

*** Amphitheater

**** Facility Closed In June 2014

***** Formerly the Dolce Atlanta-Peachtree

Source: Relevant Facilities, Esri BAO, Johnson Consulting

Projections 2013 vs. 2015 Analysis

- **Demand**
- **Attendance**
- **Revenue and Expenses**
- **Economic Impact**
- **Fiscal Impact**

Demand Projections



Madison County (Miss.) Conference Center Event Demand Target

% of All Events		% of Conf. Events	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Conferences and Meetings												
Corporate	-	45%	90	100	110	120	130	130	130	130	130	130
Association	-	20%	40	44	49	53	58	58	58	58	58	58
Government	-	20%	40	44	49	53	58	58	58	58	58	58
SMERF*	-	15%	30	33	37	40	43	43	43	43	43	43
Subtotal	67%	100%	200	222	245	267	289	289	289	289	289	289
Exhibitions	4%	-	13	15	16	18	19	19	19	19	19	19
Banquets	18%	-	53	59	65	71	77	77	77	77	77	77
Entertainment Events	5%	-	16	18	19	21	23	23	23	23	23	23
Other	5%	-	15	17	19	20	22	22	22	22	22	22
Total Events	100%	-	297	331	364	397	430	430	430	430	430	430

*Social, Military, Educational, Religious, Fraternal

Source: Johnson Consulting

Attendance Projections



Madison County (Miss.) Conference Center Target Attendance

	Average Attendance	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Conferences and Meetings											
Corporate	130	11,700	13,000	14,300	15,600	16,900	16,900	16,900	16,900	16,900	16,900
Association	130	5,200	5,720	6,370	6,890	7,540	7,540	7,540	7,540	7,540	7,540
Government	130	5,200	5,720	6,370	6,890	7,540	7,540	7,540	7,540	7,540	7,540
SMERF*	130	3,900	4,290	4,810	5,200	5,590	5,590	5,590	5,590	5,590	5,590
Subtotal		26,000	28,730	31,850	34,580	37,570	37,570	37,570	37,570	37,570	37,570
Exhibitions											
	730	9,490	10,950	11,680	13,140	13,870	13,870	13,870	13,870	13,870	13,870
Banquets											
	340	18,020	20,060	22,100	24,140	26,180	26,180	26,180	26,180	26,180	26,180
Entertainment Events											
	830	13,280	14,940	15,770	17,430	19,090	19,090	19,090	19,090	19,090	19,090
Other											
	270	4,050	4,590	5,130	5,400	5,940	5,940	5,940	5,940	5,940	5,940
Total Events		70,840	79,270	86,530	94,690	102,650	102,650	102,650	102,650	102,650	102,650

*Social, Military, Educational, Religious, Fraternal

Source: Johnson Consulting

Demand & Attendance Observations



- This will be a highly utilized building
- We believe that there is potential to have higher average attendance for the conference and meetings category and the banquet category.
- The strength of the corporate market in Madison County is only growing and there could be additional market potential for this event category.
- The association market also has the potential to be very robust given the proximity to the State Capital.
- The wealth in Madison County also indicates that there is significant potential for social and entertainment activities.
- It is best to be conservative and to outperform these projections, but not at the sacrifice of getting the building program wrong (too small).
- The program of the building could be undersized. Future expansion of the building or a larger program should be considered (proposed: 15,000 square foot ballroom & 10,000 square feet of meeting space).

Revenue and Expenses



Madison County (Miss.) Conference Center Target Financial Proforma (\$000's, Inflated)

Line	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Revenues										
1 Food and Beverage	\$2,272	\$2,592	\$2,923	\$3,272	\$3,634	\$3,724	\$3,818	\$3,913	\$4,011	\$4,111
2 Conference Services	979	1,115	1,259	1,407	1,564	1,603	1,644	1,685	1,727	1,770
3 AV Equipment	197	224	254	283	315	323	331	339	347	356
4 Facility Rental	236	270	304	339	378	387	397	407	417	427
5 Other	561	642	721	809	898	921	944	967	991	1,016
6 Total	\$4,245	\$4,843	\$5,461	\$6,110	\$6,788	\$6,958	\$7,132	\$7,310	\$7,493	\$7,680
Expenses										
7 Food and Beverage	\$1,477	\$1,685	\$1,900	\$2,127	\$2,362	\$2,421	\$2,481	\$2,543	\$2,607	\$2,672
8 Conference Services	490	557	630	704	782	802	822	842	863	885
9 Other	497	568	639	716	795	815	835	856	878	900
10 Total	\$2,463	\$2,810	\$3,169	\$3,546	\$3,939	\$4,038	\$4,139	\$4,242	\$4,348	\$4,457
Income Before Undistributed										
11 Operating Expenses	\$1,782	\$2,033	\$2,292	\$2,564	\$2,849	\$2,920	\$2,993	\$3,068	\$3,145	\$3,224
Undistributed Operating Expenses										
12 Payroll and Benefits	\$700	\$718	\$735	\$754	\$773	\$792	\$812	\$832	\$853	\$874
13 Administrative and General	297	339	382	428	475	487	499	512	525	538
14 Marketing Expenses	263	300	339	379	421	431	442	453	465	476
15 Energy Expenses	110	126	142	159	176	181	185	190	195	200
16 Property Operations and Maintenance	238	271	306	342	380	390	399	409	420	430
17 Total	\$1,608	\$1,754	\$1,904	\$2,061	\$2,225	\$2,281	\$2,338	\$2,396	\$2,456	\$2,518
18 Income Before Fixed Charges	\$173	\$279	\$388	\$503	\$624	\$639	\$655	\$672	\$689	\$706
19 Fixed Charges*	\$423	\$433	\$444	\$455	\$466	\$478	\$490	\$502	\$515	\$528
20 Management Fee	\$75	\$77	\$79	\$81	\$83	\$85	\$87	\$89	\$91	\$94
21 Reserve for Replacement	\$127	\$145	\$164	\$183	\$204	\$209	\$214	\$219	\$225	\$230
22 Net Income Before Other Charges	(\$452)	(\$376)	(\$299)	(\$216)	(\$129)	(\$132)	(\$136)	(\$139)	(\$142)	(\$146)
23 Potential Debt Service Charges**	(\$951)	(\$951)	(\$951)	(\$951)	(\$951)	(\$951)	(\$951)	(\$951)	(\$951)	(\$951)

*Includes rent, property taxes, insurance, interest, and administrative overhead.

**Based on a \$18.3 million development budget, loan-to-value ratio of 80 percent, 30-year loan at 5 percent interest.

Source: Johnson Consulting

Revenue and Expense Observations



- The concept of partnering with Holmes Community college is a good one and it can help address a lot of the funding challenges, while also enabling Holmes Community College to better serve its student population and the community.
- The food and beverage profile of this building will be significant given the corporate orientation and the amount of social business that will occur.
- The expense projections (Fixed Charges, Management Fee and Reserve for Replacement) are conservative.

Total Economic Impact



Madison County (Miss.) Conference Center Estimates of Economic Impact (\$Millions, inflated)

	Average Daily Spending	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Direct Spending											
On Lodging (1)	\$83.00	\$1.4	\$1.6	\$1.8	\$2.0	\$2.3	\$2.3	\$2.4	\$2.5	\$2.6	\$2.6
On Meals and Incidental Expenses											
Conferences and Meetings (2)	\$66.00	\$2.5	\$2.9	\$3.2	\$3.6	\$4.0	\$4.1	\$4.2	\$4.3	\$4.4	\$4.5
Exhibitions (3)	\$130.10	2.6	3.1	3.4	3.9	4.2	4.3	4.4	4.5	4.6	4.7
Banquets (3)	\$72.30	1.4	1.6	1.8	2.1	2.3	2.4	2.4	2.5	2.5	2.6
Entertainment Events (3)	\$47.20	0.7	0.8	0.9	1.0	1.1	1.1	1.1	1.2	1.2	1.2
Other (1)	\$46.00	0.3	0.3	0.4	0.4	0.5	0.5	0.5	0.5	0.5	0.5
Subtotal		\$7.5	\$8.7	\$9.7	\$10.9	\$12.1	\$12.4	\$12.7	\$13.0	\$13.3	\$13.7
Total Direct Spending		\$8.9	\$10.3	\$11.5	\$13.0	\$14.3	\$14.7	\$15.1	\$15.5	\$15.9	\$16.3
Economic Impact	Multiplier										
Direct Spending		\$8.9	\$10.3	\$11.5	\$13.0	\$14.3	\$14.7	\$15.1	\$15.5	\$15.9	\$16.3
Indirect Spending	0.20	1.8	2.1	2.3	2.6	2.9	2.9	3.0	3.1	3.2	3.3
Induced Spending	0.15	1.3	1.5	1.7	1.9	2.2	2.2	2.3	2.3	2.4	2.4
Total Spending		\$12.0	\$13.9	\$15.5	\$17.5	\$19.4	\$19.9	\$20.4	\$20.9	\$21.4	\$22.0
Increased Earnings	0.45	\$4.0	\$4.6	\$5.2	\$5.8	\$6.5	\$6.6	\$6.8	\$7.0	\$7.1	\$7.3
Increased Employment (FTE)	13.50	120	135	148	163	175	176	176	176	176	176

Notes:

- (1) Hypothetical, based on Per Diem rate for Jackson metro area, which is \$83 for lodging and \$46 for meals and incidental expenses, today.
- (2) Corresponds to DMP rate plus 10 percent for transportation etc.
- (3) Based on average daily spending statistics reported in 2013 Annual Report of Jackson Convention Complex.

Source: Johnson Consulting

Net New Economic Impact



Madison County (Miss.) Conference Center Estimates of NET NEW Economic Impact (\$Millions, inflated)

	Average Daily Spending	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Direct Spending											
On Lodging (1)	\$83.00	\$1.4	\$1.6	\$1.8	\$2.0	\$2.3	\$2.3	\$2.4	\$2.5	\$2.6	\$2.6
On Meals and Incidental Expenses											
Conferences and Meetings (2)	\$66.00	\$1.2	\$1.3	\$1.5	\$1.7	\$1.8	\$1.9	\$1.9	\$2.0	\$2.0	\$2.1
Exhibitions (3)	\$130.10	0.6	0.8	0.8	1.0	1.0	1.1	1.1	1.1	1.2	1.2
Banquets (3)	\$72.30	0.1	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.3	0.3
Entertainment Events (3)	\$47.20	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Other (1)	\$46.00	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.1	0.1
Subtotal		\$2.0	\$2.4	\$2.6	\$3.0	\$3.3	\$3.4	\$3.4	\$3.5	\$3.6	\$3.7
Total Direct Spending		\$3.4	\$3.9	\$4.4	\$5.0	\$5.5	\$5.7	\$5.9	\$6.0	\$6.2	\$6.3
Economic Impact	Multiplier										
Direct Spending		\$3.4	\$3.9	\$4.4	\$5.0	\$5.5	\$5.7	\$5.9	\$6.0	\$6.2	\$6.3
Indirect Spending	0.20	0.7	0.8	0.9	1.0	1.1	1.1	1.2	1.2	1.2	1.3
Induced Spending	0.15	0.5	0.6	0.7	0.8	0.8	0.9	0.9	0.9	0.9	1.0
Total Spending		\$4.6	\$5.3	\$6.0	\$6.8	\$7.5	\$7.7	\$7.9	\$8.1	\$8.3	\$8.6
Increased Earnings	0.45	\$1.5	\$1.8	\$2.0	\$2.3	\$2.5	\$2.6	\$2.6	\$2.7	\$2.8	\$2.9
Increased Employment (FTE)	13.50	46	52	57	63	68	68	68	68	68	69

Notes:

(1) Hypothetical, based on Per Diem rate for Jackson metro area, which is \$83 for lodging and \$46 for meals and incidental expenses, today.

(2) Corresponds to DMP rate plus 10 percent for transportation etc.

(3) Based on average daily spending statistics reported in 2013 Annual Report of Jackson Convention Complex.

Source: Johnson Consulting

Fiscal Impact



Madison County (Miss.) Conference Center Estimates of Fiscal Impact (\$Millions, inflated)

	% of M&IE	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Direct Spending											
On Lodging		\$1.4	\$1.6	\$1.8	\$2.0	\$2.3	\$2.3	\$2.4	\$2.5	\$2.6	\$2.6
On Prepared Meals	50%	3.8	4.3	4.8	5.5	6.0	6.2	6.3	6.5	6.7	6.8
On Other Taxable Expenditures	40%	3.0	3.5	3.9	4.4	4.8	4.9	5.1	5.2	5.3	5.5
On Non-Taxable Expenditures	10%	0.8	0.9	1.0	1.1	1.2	1.2	1.3	1.3	1.3	1.4
Total Direct Spending (1)		\$8.9	\$10.3	\$11.5	\$13.0	\$14.3	\$14.7	\$15.1	\$15.5	\$15.9	\$16.3
Fiscal Impact											
	Tax Rate										
MS Sales and Use Tax (2)	7.0%	\$0.57	\$0.66	\$0.74	\$0.83	\$0.92	\$0.94	\$0.97	\$0.99	\$1.02	\$1.04
Ridgeland Tourism and Convention Tax (3)	1.0%	0.05	0.06	0.07	0.07	0.08	0.09	0.09	0.09	0.09	0.09
Total		\$0.62	\$0.72	\$0.80	\$0.91	\$1.00	\$1.03	\$1.05	\$1.08	\$1.11	\$1.14

Notes:

- (1) Total direct spending amounts correspond to the figures shown in Table 8-2.
- (2) Applied to spending on lodging, prepared meals, and other taxable expenditures.
- (3) Applied to spending on lodging and prepared meals.

Source: Johnson Consulting

CONCLUSIONS

- This project makes sense for the community.
- Future expansion needs to be factored into the design of the building or in increase in ballroom size and meeting room size, or a junior ballroom should be considered to allow for the potential of having multiple events during the same period.
- The impacts that will be derived from the project far outweigh the costs of the project.
- From an operational perspective the venue could be closer to breakeven or with a small profit, if the right manager is involved.

the city of RIDGELAND



Transportation Plan Update



October 2012

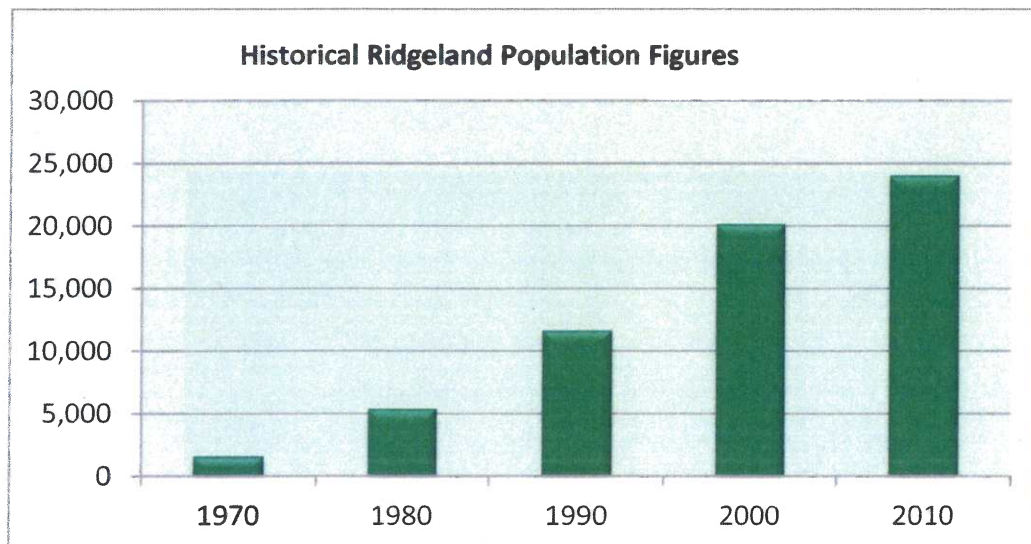

WAGGONER

SKIPPER
CONSULTING

EXECUTIVE SUMMARY

BACKGROUND, PURPOSE AND SCOPE

The City of Ridgeland has experienced tremendous growth during the last four decades. The population has increased steadily from 1,650 to 24,047 between years 1970 and 2010; and the population has increased approximately twenty percent since the last Transportation Plan Update in 2003. Significant development has also taken place since the last Transportation Plan Update, resulting in subsequent traffic growth on the City's roadway network and increasing traffic congestion throughout the area.



The City's leadership has once again taken a proactive approach to managing the burden that such growth and development places on its transportation system. The purpose of the 2012 Transportation Plan Update is to evaluate the City's current transportation network, assess progress made in implementing elements of the previously adopted capital improvements program, and make recommendations in light of current and newly-projected conditions.

This plan documents the development of the Transportation Plan for the City of Ridgeland, Mississippi. The Transportation plan will serve as a city wide guide to transportation needs (new and improved streets), give the City the ability to require right-of-way reservation in undeveloped areas, identify



streets that will be used to move primary traffic, establish a street classification system and establish access spacing based on street classifications. The Transportation Plan is intended as a tool to assist the City in assessing the effectiveness of the existing street system, developing a street improvement plan that will mitigate current and future street deficiencies, increasing mobility, creating a safe and efficient street system, for the City and establishing priorities for implementation of the plan.

The Scope of the present update was to make adjustments resulting from changing conditions since completion of the 2003 Transportation Plan Update. The present scope therefore included the following two primary areas of focus:

1. Updating of the improvements program recommended in the previous (2003) plan based on updated traffic volumes and level-of-service analyses; and
2. Development of a transportation network model to evaluate alternatives for transportation system enhancement through the planning period (year 2035).

An additional objective of the Plan was to evaluate the transportation network not merely with respect to automotive mobility, but to the pedestrian environment as well.

Objectives of Transportation Plan Update

Update the 2003 recommended improvements plan based on updated traffic volumes and level-of-service analyses

Develop a transportation network model to evaluate alternatives for transportation system enhancement

Evaluate the transportation network for automotive and pedestrian motility

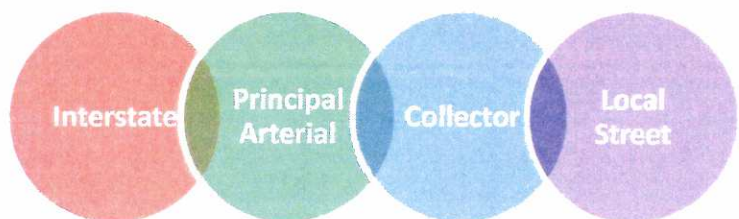


PLANNING AREA DESCRIPTION

The planning area includes the current corporate boundaries of the City of Ridgeland, expanded west beyond Livingston Road, and consists of approximately 22 square miles. The study area boundary was established for this project to incorporate those areas which directly and indirectly affect traffic flow in the City of Ridgeland. The study area boundary was established using a three step process. First, the study area boundary was drawn to encompass the city limits of the City of Ridgeland. Second, the study area boundary was expanded to encompass the traffic analysis zones (TAZ) developed in the regional long range transportation planning process which contained any part of the City of Ridgeland. Third, streets external to the study area boundary were added to the network to provide appropriate paths for traffic movement from various areas of the City of Ridgeland to the regional street system. The planning area is illustrated on Exhibit 1.1.

The street network of Ridgeland is made up of interstate highways, arterials, collectors and local streets. These streets vary in cross section from two to six lanes. Signalized traffic control at intersections along the City's street system is prevalent throughout the City. Each street and roadway classification provides separate and distinct traffic service functions. Each classification varies in its ability to accommodate particular travel and property access demands. The design criterion for each street classification varies in accordance with the characteristics of traffic to be served by the street. The following is a brief description of each street type.

Interstate – controlled access facilities with four or more lanes that provide fast and efficient movement of large volumes of traffic over a considerable distance by prohibiting access (ingress and egress) except at controlled intervals.



Principal Arterial - a facility that serves as a primary artery of the city intended to mainly carry through traffic and to connect major activity centers in the City and its planning jurisdiction. Its function is to move intra-city and intercity traffic. Service to abutting lands is subordinate to travel service to major



traffic movements. Principal arterials should not be bordered by uncontrolled strip development. Access to these facilities shall be carefully managed to ensure the capacity of the facility is not compromised by driveways. Principal arterials vary in width, and parking on-street is prohibited.

Collector - a street whose primary function is to collect traffic from an area and move it to the arterial street system while also providing substantial service to abutting land uses. A collector roadway will generally have lower design speeds than arterial roadways but higher than local streets.

Local Street - A street intended mainly to provide access to adjoining property and uses, providing access from individual lots to collector streets.



LEVEL-OF-SERVICE ANALYSIS UPDATE

Level of Service

Level of Service A - is defined as relatively free traffic flow with traffic volumes that are between 0% and 35% of capacity;

Level of Service B - is defined as stable traffic flow with traffic volumes that are between 35% and 50% of capacity;

Level of Service C - is also defined as stable traffic flow with traffic volumes that are between 50% and 62% of capacity;

Level of Service D - is defined as high-density stable traffic flow with traffic volumes that range from 62% to 75% of capacity;

Level of Service E - is defined as capacity level with traffic volumes that range from 75% to 100% of capacity; and

Level of Service F - is defined as the level of service where traffic is forced and there exist frequent breakdowns in traffic flow. Traffic volumes generally exceed 100% of a roadway's capacity

The main intent behind a transportation plan is to identify and remediate both existing and future deficiencies in the transportation system and road network. The primary method of determining deficiencies in a transportation system is through a level-of-service (LOS) analysis. The LOS analysis is beneficial in understanding the overall comfort and ease of travel on a given section of road as well as helping to prioritize areas of greatest need. The LOS classification is organized into six different categories, based on an A through F designation, with A being the most pleasant driving experience and F being the worst. In general, at an LOS of D or higher drivers begin to experience unfavorable driving conditions.

The present section discusses the LOS for roadways and critical intersections. The network of streets evaluated in this Transportation Plan typically excluded residential areas except for residential streets that have either changed in character (i.e., Lake Harbour Dr.) or are used as collectors.



ROADWAYS

The LOS for a roadway is based on its overall capacity and the amount of capacity consumed by vehicles. Basically, the more cars there are on the road the lower the LOS rating will be. The classification is based on the type of road (freeway, arterial, collector, etc.) and the number of lanes. The data used for classifying a given street type and volume are summarized in Table 2.3. The LOS classification system was obtained from the local MPO (Central Mississippi Planning and Development District).

Table 2.3 - Average Daily Traffic Volumes for Generalized Roadways

Facility Type	Level of Service					
	A	B	C	D	E	F
Freeway						
4 Lane	23,800	34,000	42,160	51,000	68,000	>68,000
6 Lane	35,700	51,000	63,420	76,500	102,000	>102,000
Arterial						
2 Lane w/o Left Turn Lane	3,850	5,500	6,820	8,250	11,000	>11,000
2 Lane w/ Left Turn Lane	5,250	7,500	9,300	11,250	15,000	>15,000
4 Lane Undivided	8,050	11,500	14,260	17,250	23,000	>23,000
4 Lane Divided	9,450	13,500	16,740	20,250	27,000	>27,000
6 Lane Divided	13,650	19,500	24,180	29,250	39,000	>39,000
8 Lane Divided	17,850	25,500	31,620	38,250	51,000	>51,000
Collector						
2 Lane w/o Left Turn Lane	3,500	5,000	6,200	7,500	10,000	>10,000
2 Lane w/ Left Turn Lane	4,200	6,000	7,440	9,000	12,000	>12,000
4 Lane Undivided	7,000	10,000	12,400	15,000	20,000	>20,000
4 Lane Divided	8,400	12,000	14,880	18,000	24,000	>24,000



EXISTING CONDITIONS

ROADWAYS

The findings of the current condition LOS analysis were compared with the corresponding data from the 2003 analysis, where direct comparison was achievable. This comparison allowed the determination of which roadway segments and interchanges have experienced the most significant changes in capacity during recent years. The comparative analysis is shown in Table 2.4, and existing conditions are illustrated on Exhibit 2.1.

While most of the roads in Ridgeland operate under acceptable conditions, several of the major arterials are operating at undesirable levels. The corridors that are currently operating at LOS D or lower are shown below.

LOS D OR LOWER CORRIDORS

County Line Road

Harbor Drive

Rice Road

Old Canton Road

Lake Harbour Dr./Spillway Rd.

Pear Orchard Drive

Wheatley Street

North Park Drive

Ridgewood Road

US Hwy 51

Jackson Street (Ave.)



Table 2.4
Existing Conditions

Roadway Segment	2003 Analysis		2012 Analysis		% Change in ADT
	ADT	LOS	ADT	LOS	
RIDGEWOOD ROAD					
County Line Road to Centre Street	7,500	C	7,000	A	-6.7%
Centre Street to U.S. Hwy 51	8,800	E	7,000	C	-20.5%
U.S. HIGHWAY 51					
I-55 to Ridgewood Road	16,000	C	16,000	C	0.0%
Ridgewood Road to Lake Harbour Drive	24,300	E	30,000	E	23.5%
Lake Harbour Drive to Jackson Street	21,300	F	28,000	F	31.5%
Jackson Street to City Limits	19,600	F	18,000		-8.2%
JACKSON STREET					
I-55 to Sunnybrook	14,000	E	24,000	F	71.4%
Sunnybrook to Perkins Street	12,000	E	18,000	F	50.0%
Madison Drive to U.S. Hwy 51	13,000	E			
U.S. Hwy 51 to end of Jackson Street	2,100	A	2,200	A	4.8%
RIDGELAND AVENUE					
Sunnybrook Drive to Wheatley Street	5,500	C			
SUNNYBROOK ROAD					
Jackson Street to Ridgeland Avenue	4,400	B	8,600	E	95.5%
Ridgeland Avenue to Corporate Limits	3,600	A			
STEED ROAD					
Richardson Road to Highland Colony Parkway	4,400	B			
HIGHLAND COLONY PARKWAY					
Corporate Limits to Steed Road	6,500	A			
Steed Road to Old Agency Road	6,200	A	10,000	B	61.3%
Old Agency Road to Dinsmor Crossing	4,800	A	7,900	A	64.6%
Dinsmor Crossing to Corporate Limits	6,600	A			
OLD AGENCY PARKWAY					
Highland Colony Parkway to Dinsmor Crossing	4,900	B	5,500	C	12.2%
Dinsmor Crossing to Corporate Limits	4,700	B			
INTERSTATE 55					
Southbound from Natchez Trace Parkway ramp to I-220	21,100	A	96,000	F	355.0%
Northbound from I-220 to Natchez Trace Parkway ramp	21,100	A			
I-220 to Corporate Limits (South Bound)	42,000	C	68,000	D	61.9%
Corporate Limits to I-220 (North Bound)	42,000	C			

NO-BUILD CONDITIONS (2035)

The purpose of the No-Build model is to project levels of services and deficiencies with forecasted traffic volumes to help determine problem areas if no additional improvements are made. The travel demand generated by the land use plan is assigned to the existing street network. The model results give planners and policy makers a basis for making infrastructure recommendations and decisions based on the foreseen deficiencies. The results are also used to guide the planning process and demonstrate where future problems might occur. The focus of the No-Build model is primarily to reveal the most immediate needs in the area anticipating that these needs will be addressed prior to undesirable traffic conditions. The No-Build model consists of the existing street network and projects under construction modeled against the future build-out scenario. The future build-out conditions are based on socio-economic data along with the type and density of development assumed to occur within the planning area. The information used in the No-Build model was created from census data, the future land use map for the City of Ridgeland, and input from the City and stakeholders (Table 3.1). The results of the No-Build model are tabulated on Table 3.2 and can be seen in graphical form on Exhibit 3.2.

In the No-Build scenario there are few roadways that remain at an acceptable level-of-service. It is important to note that while widening roads may improve the conditions on some roads, many of the main arterials will remain at a LOS of F. Therefore, new roads that parallel these congested corridors should be considered in order to maintain acceptable levels of service throughout the transportation system.



Table 3.2
Comparative Analysis of 2011 to 2035 (No-Build Model)

Roadway Segment	2003 Analysis		2012 Analysis		% Change in ADT	2035 Analysis		% Change in ADT
	ADT	LOS	ADT	LOS		ADT	LOS	
COUNTY LINE ROAD								
I-55 to Ridgewood Road	33,000	F	40,000	F	21.2%	58,000	F	45.0%
Ridgewood Road to Wheatley Street	31,000	F	28,000	F	-9.7%	48,000	F	71.4%
Wheatley Street to Pear Orchard	29,300	F	28,000	F	-4.4%	48,000	F	71.4%
Pear Orchard Road to Old Canton Road	18,000	F	17,000	D	-5.6%	26,000	F	52.9%
OLD CANTON ROAD								
County Line Road to Lake Harbour Drive	17,000	D	18,000	D	5.9%	25,000	E	38.9%
Lake Harbour Drive to Natchez Trace Parkway	16,700	F	25,000	E	49.7%	31,000	F	24.0%
Natchez Trace Parkway to Northern City Limits	11,000	F	13,000	B	18.2%	18,000	E	38.5%
SPILLWAY ROAD								
Spillway Dam to Harbor Dr	21,000	E	28,000	F	33.3%	53,000	F	89.3%
LAKE HARBOUR DRIVE								
Hwy 51 to Wheatley Street	14,000	E	15,000	F	7.1%	28,000	F	86.7%
Wheatley Street to Pear Orchard	11,000	E	13,000	E	18.2%	22,000	F	69.2%
Pear Orchard to Old Canton Road	13,000	F	19,000	E	46.2%	34,000	F	78.9%
Harbor Drive to Old Canton Road	25,200	E	38,000	F	50.8%	64,000	F	68.4%
HARBOR DRIVE								
Spillway Road to Rice Road	8,600	E					F	
RICE ROAD								
Hwy 51 to Pear Orchard Road	9,600	E				13,000	F	
Pear Orchard Road to Old Canton Road	10,500	F	9,000	E	-14.3%	18,000	F	100.0%
Old Canton Road to Harbor Drive	12,400	E	17,000	F	37.1%	32,000	F	88.2%
Harbor Drive to Post Oak Road	7,100	F				17,000	F	
SCHOOL STREET								
Hwy 51 to Wheatley Street	4,500	B						
Wheatley Street to Pear Orchard	5,400	C						
PEAR ORCHARD DRIVE								
County Line Road to North Park Drive	11,000	B	11,000	B	0.0%	16,000	E	45.5%
North Park Drive to Lake Harbour Drive	9,600	E	11,000	C	14.6%	16,000	F	45.5%
Lake Harbour Drive to Rice Road	6,000	C	11,000	C	83.3%	16,000	F	45.5%
NORTH PARK DRIVE								
Pear Orchard Road to Lake Harbour Drive	6,900	D	7,000	D	1.4%	12,000	E	71.4%
SOUTH WHEATLEY STREET								
County Line Road to Mall Entrance	8,400	D	7,000	C	-16.7%	19,000	F	171.4%
Mall Entrance to Lake Harbor Drive	8,600	D	7,000	E	-18.6%	14,000	F	100.0%
Lake Harbour Drive to School Street	5,200	C	7,000	E	34.6%	11,000	E	57.1%
RIDGEWOOD ROAD								
County Line Road to Centre Street	7,500	C	7,000	A	-6.7%	13,000	C	85.7%
Centre Street to U.S. Hwy 51	8,800	E	7,000	C	-20.5%	11,000	E	57.1%
U.S. HIGHWAY 51								
I-55 to Ridgewood Road	16,000	C	16,000	C	0.0%	33,000	F	106.3%
Ridgewood Road to Lake Harbour Drive	24,300	E	30,000	E	23.5%	54,000	F	80.0%
Lake Harbour Drive to Jackson Street	21,300	F	28,000	F	31.5%	52,000	F	85.7%
Jackson Street to City Limits	19,600	F	18,000		132888	36,000	F	100.0%
JACKSON STREET								
I-55 to Sunnybrook	14,000	E	24,000	F	71.4%	39,000	F	62.5%
Sunnybrook to Perkins Street	12,000	E	18,000	F	50.0%	29,000	F	61.1%
U.S. Hwy 51 to end of Jackson Street	2,100	A	2,200	A	4.8%	3,500	B	59.1%
RIDGELAND AVENUE								
Sunnybrook Drive to Wheatley Street	5,500	C				19,000	F	
SUNNYBROOK ROAD								
Jackson Street to Ridgeland Avenue	4,400	B	8,600	E	95.5%	18,000	F	109.3%
Ridgeland Avenue to Corporate Limits	3,600	A				15,000	E	
STEED ROAD								
Richardson Road to Highland Colony Parkway	4,400	B				5,000	B	
HIGHLAND COLONY PARKWAY								
Corporate Limits to Steed Road	6,500	A					D	
Steed Road to Old Agency Road	6,200	A	10,000	B	61.3%	24,000	E	140.0%
Old Agency Road to Dinsmor Crossing	4,800	A	7,900	A	64.6%	23,000	E	191.1%
Dinsmor Crossing to Corporate Limits	6,600	A					E	
OLD AGENCY PARKWAY								
Highland Colony Parkway to Dinsmor Crossing	4,900	B	5,500	C	12.2%	6,000	D	9.1%
Dinsmor Crossing to Corporate Limits	4,700	B				4,000	B	
INTERSTATE 55								
Southbound from Natchez Trace Parkway ramp to I-220	21,100	A	96,000	F	355.0%	140,000	F	45.8%
Northbound from I-220 to Natchez Trace Parkway ramp	21,100	A					F	
I-220 to Corporate Limits (South Bound)	42,000	C	68,000	D	61.9%	68,000	D	0.0%
Corporate Limits to I-220 (North Bound)	42,000	C					F	

Table 3.2
Comparative Analysis of 2011 to 2035 (No-Build Model)

Table 3.3
Comparative Analysis of 2011 to 2035 (No-Build Model)

Roadway Segment	2012 Analysis			% Change in ADT	2035 Analysis			% Change in ADT	Build 2036 Analysis		% Change in ADT
	ADT	LOS			ADT	LOS			ADT	LOS	
COUNTY LINE ROAD											
I-55 to Ridgewood Road	40,000	F	21.2%	58,000	F	45.0%	48,000	F	-20.8%		
Ridgewood Road to Wheatley Street	28,000	F	-9.7%	48,000	F	71.4%	48,000	F	0.0%		
Wheatley Street to Pear Orchard	28,000	F	-4.4%	48,000	F	71.4%	45,000	F	-6.7%		
Pear Orchard Road to Old Canton Road	17,000	D	-5.6%	26,000	F	52.9%	25,000	F	-4.0%		
OLD CANTON ROAD											
County Line Road to Lake Harbour Drive	18,000	D	5.9%	25,000	E	38.9%	24,000	F	-4.2%		
Lake Harbour Drive to Natchez Trace Parkway	25,000	E	49.7%	31,000	F	24.0%	25,200	F	-23.0%		
Natchez Trace Parkway to Northern City Limits	13,000	B	18.2%	18,000	E	38.5%	18,000	E	0.0%		
SPILLWAY ROAD											
Spillway Dam to Harbor Dr	28,000	F	33.3%	53,000	F	89.3%	48,000	F	-10.4%		
LAKE HARBOUR DRIVE											
Hwy 51 to Wheatley Street	15,000	F	7.1%	28,000	F	86.7%	34,000	F	17.6%		
Wheatley Street to Pear Orchard	13,000	E	18.2%	22,000	F	69.2%	26,000	F	15.4%		
Pear Orchard to Old Canton Road	19,000	E	46.2%	34,000	F	78.9%	36,000	F			
Hwy 51 to Highland Colony Parkway							22,000	E			
Highland Colony Parkway to Old Agency Rd							7,000	D			
Harbor Drive to Old Canton Road	38,000	F	50.8%	64,000	F	68.4%	53,000	F	-20.8%		
HARBOR DRIVE											
Spillway Road to Rice Road				18,000	E		19,000	E			
RICE ROAD											
Hwy 51 to Pear Orchard Road				13,000	F		21,000	E	38.1%		
Pear Orchard Road to Old Canton Road	9,000	E	-14.3%	18,000	F	100.0%	19,000	D	5.3%		
Old Canton Road to Harbor Drive	17,000	F	37.1%	32,000	F	88.2%	33,000	F	3.0%		
Harbor Drive to Post Oak Road				17,000	F		17,000	D			
SCHOOL STREET											
Freedom Ridge to Wheatley Street							3,000	B			
Wheatley Street to Pear Orchard							7,000	D			
PEAR ORCHARD DRIVE											
County Line Road to North Park Drive	11,000	B	0.0%	16,000	E	45.5%	21,000	E	23.8%		
North Park Drive to Lake Harbour Drive	11,000	C	14.6%	16,000	F	45.5%	21,000	E	23.8%		
Lake Harbour Drive to Rice Road	11,000	C	83.3%	16,000	F	45.5%	14,600	C	-9.6%		
NORTH PARK DRIVE											
Pear Orchard Road to Lake Harbour Drive	7,000	D	1.4%	12,000	E	71.4%	16,000	F	25.0%		
SOUTH WHEATLEY STREET											
County Line Road to Mall Entrance	7,000	C	-16.7%	19,000	F	171.4%	18,000	F	-5.6%		
Mall Entrance to Lake Harbor Drive	7,000	E	-18.6%	14,000	F	100.0%	17,000	F	17.6%		
Lake Harbour Drive to School Street	7,000	E	34.6%	11,000	E	57.1%	14,000	F	21.4%		
RIDGEWOOD ROAD											
County Line Road to Centre Street	7,000	A	-6.7%	13,000	C	85.7%	17,000	E	23.5%		
Centre Street to U.S. Hwy 51	7,000	C	-20.5%	11,000	E	57.1%	17,000	E	35.3%		
U.S. HIGHWAY 51											
I-55 to Ridgewood Road	16,000	C	0.0%	33,000	F	106.3%	33,000	F	0.0%		
Ridgewood Road to Lake Harbour Drive	30,000	E	23.5%	54,000	F	80.0%	42,000	F	-28.6%		
Lake Harbour Drive to Jackson Street	28,000	F	31.5%	52,000	F	85.7%	49,000	F	-6.1%		
Jackson Street to City Limits	18,000		-8.2%	36,000	F	100.0%	36,000	F	0.0%		
JACKSON STREET											
I-55 to Sunnybrook	24,000	F	71.4%	39,000	F	62.5%	36,000	F	-8.3%		
Sunnybrook to Perkins Street	18,000	F	50.0%	29,000	F	61.1%	26,000	F	-11.5%		
U.S. Hwy 51 to end of Jackson Street	2,200	A	4.8%	3,500	B	59.1%	3,000	F	-16.7%		
RIDGELAND AVENUE											
Sunnybrook Drive to Wheatley Street				19,000	F		16,000	F	-18.8%		
SUNNYBROOK ROAD											
Jackson Street to Ridgeland Avenue	8,600	E	95.5%	18,000	F	109.3%	18,000	D	0.0%		
Ridgeland Avenue to Corporate Limits				15,000	E		18,000	D	16.7%		
STEED ROAD											
Richardson Road to Highland Colony Parkway				5,000	B		6,000	C	16.7%		
HIGHLAND COLONY PARKWAY											
Corporate Limits to Steed Road					D		17,000	D			
Steed Road to Old Agency Road	10,000	B	61.3%	24,000	E	140.0%	26,000	E	7.7%		
Old Agency Road to Dinsmor Crossing	7,900	A	64.6%	23,000	E	191.1%	26,000	E	11.5%		
Dinsmor Crossing to Corporate Limits					E		27,000	F			
OLD AGENCY PARKWAY											
Highland Colony Parkway to Dinsmor Crossing	5,500	C	12.2%	6,000	D	9.1%	7,000	D	14.3%		
Dinsmor Crossing to Corporate Limits				4,000	B		4,000	B	0.0%		
INTERSTATE 55											
Southbound from Natchez Trace Parkway ramp to I-220	96,000	F	355.0%	140,000	F	45.8%	139,000		-0.7%		
Northbound from I-220 to Natchez Trace Parkway ramp					F						
I-220 to Corporate Limits (South Bound)	68,000	D	61.9%	68,000	D	0.0%	68,000		0.0%		
Corporate Limits to I-220 (North Bound)					F						
COLONY PARK BOULEVARD											
Sunnybrook Road to Wheatley Street							17,000	D			
Wheatley Street to Hwy 51							9,000	B			

Table 3.3
Comparative Analysis of 2011 to 2035 (No-Build Model)

PETITION AND APPLICATION FOR CONDITIONAL USE PERMIT

5. If the Petitioner is not the owner of the property, the owner's address and phone number is P.O. Box 0806 Ridgeland, MS 39158
6. A copy of the written authority of the owner's representative to act on behalf of the Owner is attached hereto as Exhibit "B", if applicable.
7. The street address of the property is: 588 B Highway 51 North
Suites B and F
Ridgeland, Mississippi 39157
(and/or) Tax Parcel ID Number(s): 072D - 19D - 085 / 00.00
8. A copy of a plat or map of the property certified by a licensed land surveyor is attached as Exhibit "C".
9. A vicinity map or plat depicting an area of at least 300' surrounding the subject property in all directions is attached to this Petition as Exhibit "D". The vicinity map includes the current zoning classification of all lands within 160' of the subject property.
10. The property is presently zoned I-1, according to the official zoning map of Ridgeland, Mississippi.
11. Petitioner requests that it be granted a conditional use permit as authorized by Section 600.09 of the Zoning Ordinance of the City of Ridgeland, Mississippi, dated February, 2014. (**Section of ordinance authorizing the specified conditional use**).

12. Petitioner intends to use the subject property for the following purpose(s) in accord with requested classification: **Retail, upscale antique vendor market, open first**

Thursday-Sunday of each month.

13. A site plan for development of the property as required by Section 600.09 of the Zoning Ordinance is attached as Exhibit "E".

14. Petitioner acknowledges that in order to assure consideration of the request contained in this Petition, Petitioner must present proof as to all matters required to be proved by Section 600.09 of the Zoning Ordinance. Petitioner must answer the following questions before filing this petition. The petition will not be accepted unless petitioner responds to each of the following questions:

a. Why does the Petitioner claim that the requested land use fits the site and is compatible with adjacent properties?

Highly trafficked area on Hwy. 51. Antique vendor malls in close proximity.

Heavily populated with retail stores and desired clientele.

Warehouse access, floor layout, and total square footage is necessary

for our type of business.

b. How will the proposed use impact traffic on adjacent streets and highways?

We will only be open to the public four days a month, therefore, minimal

impact. See proposed parking lot plan (Exhibit 'E')

- c. Will the requested land use cause an adverse effect (noise, glare, odor, traffic, use, encroachment, etc.) on abutting property or the permitted use thereof? Please explain.

No, it will not.

- d. What provision(s) have been made for ingress and egress to the subject property and structures located thereon with particular reference to automobile and pedestrian safety, traffic flow, and fire protection?

Expanding the parking lot to accommodate more vehicles. Currently, there is a working sprinkler system and floor to ceiling firewalls in the building.

Ramp to be added for customer and vendor convenience and safety.

- e. What provision(s) have been made to provide adequate off-street parking and loading areas in conformance with Section 37.02 Off-Street Parking of this Ordinance?

Additional on-site parking to be added. See site plan submitted by Speed

Commercial Realty.

- f. What provision(s) have been made for refuse storage areas and service areas to be screened from adjoining properties, and are the proposed improvements in conformance with Section 36.07 and Appendix 'D'?

Dumpster to be leased and enclosed to comply with regulations.

- g. What provision(s) have been made for controlling drainage and erosion on/from the proposed site?

Existing drainage infrastructure. Proposed parking lot will provide proper drainage. There are currently gutters that will be cleaned and maintained.

- h. What provision(s) have been made for the availability and connection of utilities?

Existing utilities at site.

- i. What provisions(s) have been made for signage and lighting at the proposed site?

Our signs will comply with the City of Ridgeland ordinances.

- j. Does the proposed land use comply with required yards, Landscape Ordinance, and Tree Ordinance? If not, please explain.

Currently unknown. All future improvements will comply.

- k. What provision(s) have been made with respect to hours of operation so as not to cause an adverse effect on neighboring properties?

Minimal impact on neighboring properties due to our store hours.

1. What provision(s) have been made to adequately address any concern for safety?

The sprinkler system, an adequate number of exit signs, and wheel chair

accessible ramp will be up to code prior to opening.

- m. What provision(s) have been made to address any negative impact on the capacity of public facilities?

We do not see any issues that will create negative impact on facilities.

- n. What provision(s) have been made to minimize negative environmental and economic impacts?

We do not see any issues that will create negative impact on the

environment and/or economy.

- o. Does the proposed land use encroach upon flood hazard zones or airport approach zones?

No.

- p. Are there any additional issues that should be addressed in this application?

No.

15. Petitioner acknowledges that prior to approving any petition, a public hearing must be held in accordance with Section 600.15 of the Zoning Ordinance. At the public hearing the petitioner will be required to provide proof in the form of testimony and documents as to each of the matters listed in paragraph 14 of this petition.

16. Petitioner believes that the reasons set forth in this petition justify the granting of the conditional use permit.

17. Petitioner would show that the planned use of the property and the conditional use permit would be in harmony with the general purpose and intent of the land uses permitted in the use district where the property is located, and would not be injurious to the neighborhood or detrimental to the public welfare.

18. The required \$150.00 filing fee has been paid with the filing of this Petition.

Respectfully submitted,

Katie S. Jones

PETITIONER

12.9.16

DATE





Madison County, MS
I certify this
instrument was filed
on 06/26/2015 10:55:45
AM
and eRecorded in the
W
Book 3222 Page 180 -
182
INSTR#:760618
Ronny Lott, Chancery
Clerk
By:HRM

SPACE ABOVE THIS LINE FOR RECORDING USE ONLY
STATE OF MISSISSIPPI
COUNTY OF MADISON

Prepared by and Return to:
Brad D. Wilkinson Esq.
Wilkinson Law Firm, P.C.

511 Keywood Circle
Flowood, MS 39232
Ph (601) 355-0005
MS Bar # 10285
FILE #2015-0774

Recording Fee	\$17.00
Archive Fee	\$1.00
Total	\$18.00

Grantor:
LEE A. JOHNSON, SR.
7120 Coyote Run Road, Kingman, AZ 86401
Phone (928) 377-6307

Grantee:
LITCHFIELD 588-B, LLC
62 Cooper Square #3B, New York, NY 10003
Phone (212) 421 1412

INDEX: 4.29 acres +/- part of Lots 6, 7, 8, 9, & 10, Block 92, part of Lot 10, Block 91; and part of Evergreen Street (closed); and Griffith Street (closed) map of the Town of Ridgeland - NE ¼ of Sec19 - T7N - R2E Madison County, MS

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, legal and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, the undersigned, **LEE A. JOHNSON, SR., GRANTOR**, does hereby Grant, Bargain, Sell, Convey, and Warrant unto **LITCHFIELD 588-B, LLC, a COLORADO Limited Liability Company, GRANTEE**, that certain land and property situated and being in **MADISON County, Mississippi**, to-wit:

SEE EXHIBIT "A"

This conveyance, however, is subject to Prior Reservations of oil, gas and other minerals; any and all Easements, Right-of-Way and Dedication of record affecting same and any and all Protective or Restrictive Covenants and Building restrictions of record affecting same.

Ad valorem taxes and PID taxes are being prorated between the parties as of this date.

Exhibit A

WITNESS THE SIGNATURES OF THE GRANTOR, this the 24 day of June, 2015.

Lee A. Johnson Sr.
LEE A. JOHNSON, SR.

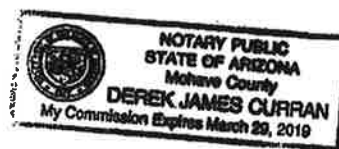
STATE OF Arizona

COUNTY OF Mohave

PERSONALLY appeared before me, the undersigned authority in and for the said County and State, within my jurisdiction, the within named LEE A. JOHNSON, SR., who being by me duly sworn, affirmed and acknowledged that he executed, signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 24 DAY OF June, 2015.

Derek James Curran
NOTARY PUBLIC



INDEX: 4.29 acres +/- part of Lots 6, 7, 8, 9, & 10, Block 92, part of Lot 10, Block 91; and part of Evergreen Street (closed); and Griffith Street (closed) map of the Town of Ridgeland - NE ¼ of Sec19 - T7N - R2E Madison County, MS

EXHIBIT A - LEGAL DESCRIPTION

A certain parcel of land being a part of Lots 6, 7, 8, 9 and 10, Block 92, part of Lot 10, Block 91, and a part of Evergreen Street (closed) and Griffith Street (closed) according to the map of the Town of Ridgeland, Mississippi, on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, being situated in the Northeast ¼ of Section 19, T7N-R2E in the City of Ridgeland, Madison County, Mississippi, and being more particularly described as follows:

Commence at a point on the North right-of-way line of the aforesaid Evergreen Street (closed) being the Southeast corner of the aforesaid Lot 10, Block 92, Town of Ridgeland; said point also being on the West line of Trace Ridge Subdivision, Part 1, a subdivision according to the map or plat thereof, on file and of record in the aforesaid Chancery Clerk's office, as now recorded in Plat Cabinet C at Slide 11; and run thence South 00 degrees 22 minutes 00 seconds West along said West line of Trace Ridge Subdivision, Part 1 for a distance of 10.00 feet to a set ½" iron pin marking the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING and leaving said West line of Trace Ridge Subdivision, Part 1, run thence North 89 degrees 41 minutes 41 seconds West for a distance of 700.00 feet to an existing ½" iron pin; run thence North 00 degrees 15 minutes 49 seconds East for a distance of 140.10 feet to an existing pipe; run thence North 16 degrees 07 minutes 14 seconds East for a distance of 135.31 feet to a set cotton picker spindle in an existing retaining wall on the South right-of-way line of Century Place; run thence South 89 degrees 40 minutes 00 seconds East along said South right-of-way line of Century Place for a distance of 663.51 feet to an existing iron pin on the aforesaid West line of Trace Ridge Subdivision, Part 1; leaving said South right-of-way line of Century Place, run thence South 00 degrees 22 minutes 00 seconds West along said West line of Trace Ridge Subdivision, Part 1 for a distance of 269.96 feet to the POINT OF BEGINNING, containing 4.29 acres, more or less.

The above described parcel of land being the same property as described in deed recorded in Deed Book 522 at Page 455, less and except that property as described in deed recorded in Deed Book 1957 at Page 377, on file and of record in the aforesaid Chancery Clerk's office.

Speed Commercial Real Estate

December 16, 2016

Matthew Dodd, PLA, ASLA
City Planner
Community Development

To Whom It May Concern:

Re: Request for Conditional Use Permit

This letter is to the City of Ridgeland from the owner giving permission for "The Rusty Chandelier Ridgeland" to obtain a conditional use for retail in the building located at 588 Century Place.

Sincerely,

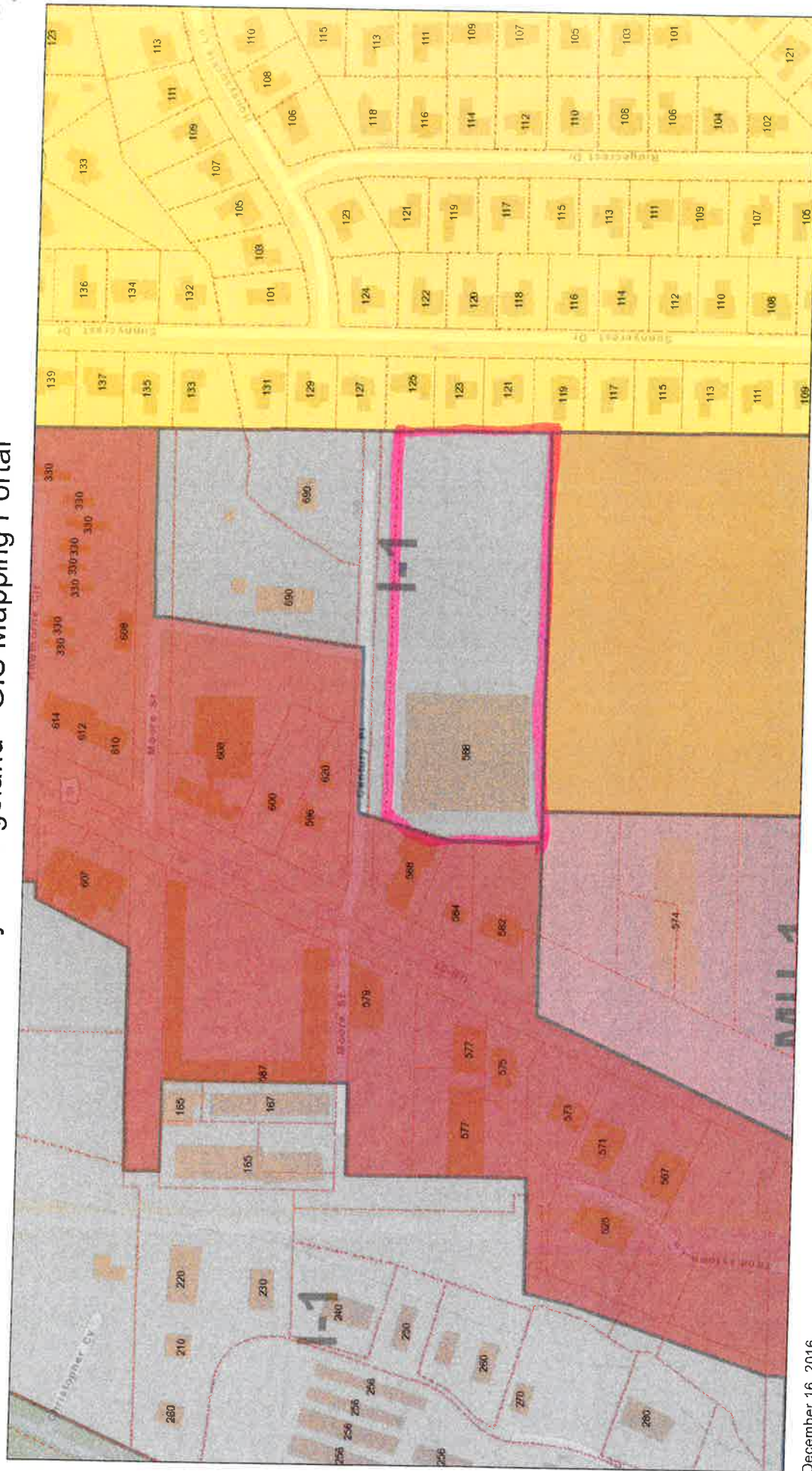


Jeff Speed
Speed Commercial Real Estate LLC

Scott Kaufman
Owner
Litchfield 588B LLC.

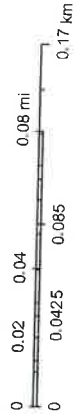
Exhibit B

City of Ridgeland - GIS Mapping Portal



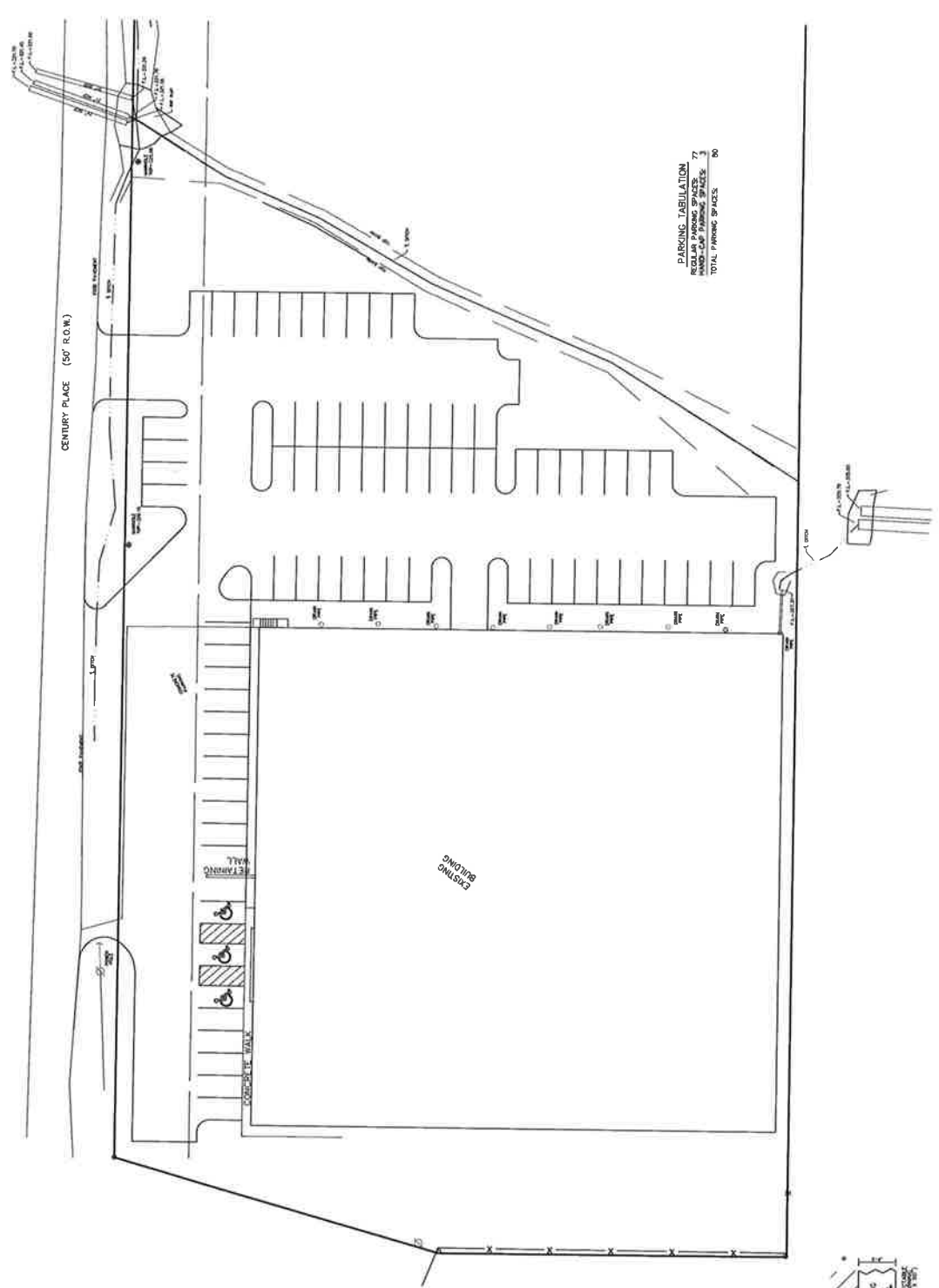
December 16, 2016

1:2,257



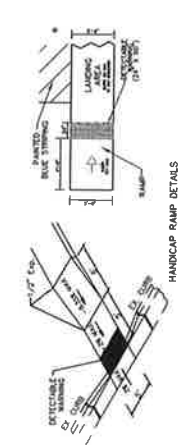
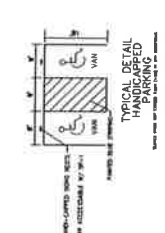
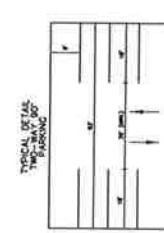
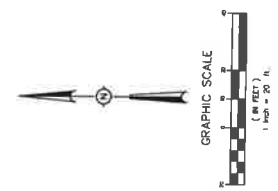
Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), Mapbox, Mapbox, NGCC, OpenStreetMap contributors, and the GIS User Community

Exhibit D



PARKING TABULATION

TYPE OF SPACE	NUMBER OF SPACES	TOTAL
STANDARD	10	10
HANDICAP	3	3
TOTAL PARKING SPACES	13	13



H D LANG AND ASSOCIATES, INC. POST OFFICE BOX 18085 JACKSON, MISSISSIPPI 39206 601-352-4886	PARKING PLAN FOR LITCHFIELD 588-B, LLC	LOCATION PART OF LOTS 5, 7, 8, 9, 10 BLOCK 92 PART OF LOT 11 BLOCK 92 EVERGREEN & CENTRAL STREETS SITUATED IN THE NE 1/4 OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 2 EAST CITY OF RIDGEWOOD, MADISON COUNTY, MISSISSIPPI	DATE 12-14-18	BY DRAWN BY: DLM	SHEET 15-031
		REVISION	SCALE 1" = 20'	BOOK PAGE:	PROJECT NO. 15-031

Pyle, Mills, Dye & Pittman

ATTORNEYS AT LAW

800 AVERY BOULEVARD NORTH, SUITE 101
RIDGELAND, MISSISSIPPI 39157

John P. Scanlon

Telephone:
(601) 957-2600
Telecopier:
(601) 957-7440

January 10, 2017

Mayor Gene McGee
Alderman Ken Heard
Alderman Chuck Gautier
Alderman Kevin Holder
Alderman Brian Ramsey
Alderman Scott Jones
Alderman Wesley Hamlin
Alderman D. I. Smith
Post Office Box 217
Ridgeland, MS 39158

RE: Zoning Report for January 5, 2017

Dear Gentlemen:

We report on the Zoning Board meeting of January 5, 2017. Enclosed for your consideration, please find the following:

1. Minutes of the January 5, 2017, Zoning Board meeting.
2. Ordinance Approving the Petition and Application for Conditional Use Permit for The Rusty Chandelier Ridgeland.
3. Resolution Denying the Petition and Application for Conditional Use Permit for The Rusty Chandelier Ridgeland.
4. Ordinance Approving the Petition and Application for Conditional Use Permit for Elks Development, LLC.
5. Resolution Denying the Petition and Application for Conditional Use Permit for Elks Development, LLC.
6. Ordinance Approving the Petition and Application for Conditional Use Permit for Ridgeland Hospitality, LLC.
7. Resolution Denying the Petition and Application for Conditional Use Permit for Ridgeland Hospitality, LLC.

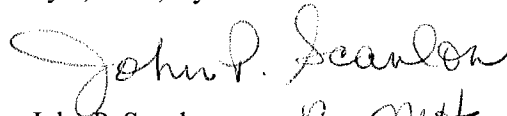
Pyle, Mills, Dye & Pittman

Mayor Gene McGee and
Board of Aldermen of the
City of Ridgeland, MS
January 10, 2017
Page 2

If you have any questions or require additional information, please do not hesitate to call us.

Sincerely,

Pyle, Mills, Dye & Pittman


John P. Scanlon *By MTH*

JPS/mmh
Enclosure(s)

cc: Zoning Board Members

MINUTES OF THE MEETING
OF THE ZONING BOARD
OF THE CITY OF RIDGELAND, MISSISSIPPI

A meeting of the Zoning Board of the City of Ridgeland, Mississippi (the "Board") was duly called, held and conducted on Thursday, January 5, 2017, at 6:00 o'clock p.m. in the Ridgeland City Hall in the City of Ridgeland, Madison County, Mississippi.

The following members were present, to-wit:

Bernie Giessner
Larry Miller
Michelle Caballero
Mark Irby
Walter Cox
Julius Murray
Drew Malone

Absent:

Rhett Stubblefield

Also present:

John Scanlon, Attorney
Matt Dodd, City of Ridgeland

* * * * *

Chairman Bernie Giessner called the meeting to order. Roll was called by the Vice Chairman, who announced that a majority of the voting members of the Board were present and that said number constituted a quorum to conduct business.

Chairman Giessner led the Pledge of Allegiance opened the meeting with prayer.

All members of the Board acknowledged receipt of the agenda and the agenda was as follows:

1. Call to Order/Invocation.
2. Adoption of Minutes.

3. Public Hearing for Petition and Application for Conditional Use Permit for Marta Angelica Viveros Secena (Church) - *Petitioner*
Property Address/Description: 717 Rice Road
(January 5, 2017)
4. Public Hearing for Petition and Application for Conditional Use Permit for The Rusty Chandelier Ridgeland - *Petitioner*
Property Address/Description: 588B Hwy. 51
(January 5, 2017)
5. Public Hearing for Petition and Application for Conditional Use Permit for Elks Development, LLC - *Petitioner*
Property Address/Description: 100 Dyess Road
(January 5, 2017)
6. Public Hearing for Petition and Application for Conditional Use Permit for Ridgeland Hospitality, LLC - *Petitioner*
Property Address/Description: W. Ridgeland Ave. and I-55 Frontage Road E.
(January 5, 2017)
7. Old Business/New Business
8. Adjourn

The Board considered the Minutes of the November 3, 2016, meeting. Mr. Cox moved to approve the minutes. The motion was seconded by Mr. Malone and approved unanimously.

The next matter of business was the Public Hearing for Petition and Application for a Conditional Use Permit for Marta Angelica Viveros Secena (Church). Petitioner was not present, therefore Board Members suggested to move the hearing to the end of the agenda to see if Petitioner arrived later.

Public Hearing for Petition and Application for a Conditional Use Permit for The Rusty Chandelier Ridgeland

There was next a Public Hearing on the Petition and Application for a Conditional Use Permit for The Rusty Chandelier Ridgeland for property located at 588B Hwy. 51. The subject property is zoned I-1. Katy Jones and Courtney Warren appeared and spoke on behalf of the Petitioner. Also present in support of the Petition was David Mosell, leasing broker for Speed Commercial Realty. Petitioners propose to operate a retail, upscale antique vendor market on the subject property. Petitioners answered questions of Zoning Board members. Petitioners plan for open business hours and days of operation to be four days per month – first Thursday through Sunday of each month. Petitioners told board members they plan to improve the existing parking lot by paving and adding additional spaces.

There was no opposition to the conditional use.

On motion by Mrs. Caballero and seconded by Mr. Murray, the Board voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the requested conditional use permit to allow the operation of a retail, upscale antique vendor market on the subject property.

**Public Hearing for Petition and Application for a
Conditional Use Permit for Elks Development, LLC**

There was next a Public Hearing on the Petition and Application for a Conditional Use Permit for Elks Development, LLC for property located at 100 Dyess Road. The subject property is zoned C-2A and is the former site of the Ralph & Kacoo's, including the parking lot and is adjacent to the Wendy's. Matt Brooks appeared and spoke on behalf of the Petitioner. Petitioner proposes to operate a quick service, fast food restaurant (Hardee's) on the subject property.

There was no opposition to the conditional use.

On motion by Mrs. Caballero and seconded by Mr. Malone, the Board voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the requested conditional use permit to allow the operation of a quick service, fast-food restaurant on the subject property.

**Public Hearing for Petition and Application for a
Conditional Use Permit for Ridgeland Hospitality, LLC**

There was next a Public Hearing on the Petition and Application for a Conditional Use Permit for Ridgeland Hospitality, LLC for property located at W. Ridgeland Ave. (Southeastern Quadrant of W. Ridgeland Ave. and I-55 East Frontage Road). The subject property is zoned MU-1. Petitioner proposes to operate two five-story hotel structures on the subject property. Petitioner's attorney, William Smith appeared and spoke on behalf of the Petitioner along with four property owners. Mr. Smith handed out exhibits for the record which are made attachments to these minutes. Exhibits are as follows:

1. Future Land Use Plan and excerpt
2. Zoning Map and excerpt
3. 2009 Comprehensive Plan
4. Ridgeland Area Master Plan (RAMP) Excerpts
5. Collective Exhibit for Ridgeland and Madison County Population
 - a. Census Information from Ridgeland
 - b. Market Profile Madison County
 - c. 2009 Comprehensive Plan Excerpts

- d. 1-3-5 mile Radius Business Data
- 6. STR, Inc. Report on Hotel Occupancy/Usage
- 7. Madison County Business League Feasibility Study
- 8. Updated Landscape Plan
- 9. 2012 Transportation Plan Excerpts

Mr. Smith took questions from Zoning Board members. Specific questions regarding parking were asked because the Zoning Ordinance requires one (1) space per room, plus employee parking. The hotel plan presented calls for fewer; thus, a variance request would be required. Mr. Smith stated that hotels only need one (1) space per room because hotel patrons often share a car or use other forms of transportation and there normally are very few hotel employees on-site when most of the parking spaces are occupied (at night). Zoning Board members voiced other concerns regarding banquet hall patrons and their parking. Mr. Smith indicated the submitted plans show 297 rooms total between the 2 hotel structures, but that the plan is in error and the actual number of rooms is 287. Mr. Smith advised that Petitioner will re-submit corrected plans.

There was no opposition to the conditional use.

On motion by Mr. Murray and seconded by Mrs. Caballero, the Board voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the requested conditional use permit to allow Petitioner to operate two five-story hotel structures on the subject property.

Public Hearing for Petition and Application for a Conditional Use Permit for Marta Angelica Viveros Secena (Church)

The Board next revisited the Petition and Application for a Conditional Use Permit for Marta Angelica Viveros Secena for property located at 717 Rice Road. Matt Dodd suggested that he appear representing Petitioner because landlord who was to appear wasn't present.

On motion by Mr. Cox and seconded by Mr. Malone, the Board voted unanimously to Table the matter.

OLD BUSINESS

None.

NEW BUSINESS

None

There was no further business to be presented.

ADJOURNMENT

Mr. Malone moved that the meeting be adjourned and was seconded by Mr. Cox and approved unanimously.

WITNESS OUR HANDS, this the _____ day of _____, 2017.

BERNIE GIESSNER, Chairman

MICHELLE CABALLERO, Vice Chairman/Secretary

**ORDINANCE OF THE MAYOR AND BOARD OF ALDERMEN OF
THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI
APPROVING AND GRANTING A CONDITIONAL USE PERMIT
FOR PROPERTY LOCATED AT 588B HIGHWAY 51,
CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI**

WHEREAS, The Rusty Chandelier Ridgeland (the "Petitioner"), did file a Petition and Application for a Conditional Use Permit as permitted by Section 600.09 for the property described herein, which property is located in a I-1 District Classification under the City of Ridgeland Zoning Regulations Ordinance of February, 2014, (the "Petition"); and,

WHEREAS, the Mayor and Board of Aldermen referred the Petition to the Zoning Board of the City of Ridgeland (the Zoning "Board") which Board scheduled a hearing on said Petition for January 5, 2017, at 6:00 o'clock p.m.; and,

WHEREAS, the City Clerk did cause notice of the January 5, 2017, hearing to be published in the Madison County Journal, a newspaper published in the City of Ridgeland, Madison County, Mississippi, in the manner and for the time required by law, and the Zoning Administrator did post notice of same upon the affected property in the manner and for the time required by law; and,

WHEREAS, at the time, date and place specified in the notice, the Zoning Board of the City of Ridgeland, Mississippi, did conduct a full and complete hearing on the Petition, and received comments and heard evidence presented by the Petitioner and thereafter forwarded its recommendation thereon to the Mayor and Board of Aldermen; and,

WHEREAS, the Mayor and Board of Aldermen are familiar with the property and existing land uses within the City of Ridgeland and in the area of the City where the

property is located, and in acting on this Ordinance, have duly considered the matters and facts within their personal knowledge as same affect the land uses required in the Petition; and,

WHEREAS, the Mayor asked whether the Board of Aldermen desired to take any action regarding the Petition and the recommendation of the Zoning Board, and after discussion thereof, Alderman _____ offered the following Ordinance and moved that it be adopted, to-wit:

NOW, THEREFORE, be it ordained by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi, as follows, to-wit:

SECTION 1. That the matters and facts stated in the preamble hereof are found, determined and adjudicated to be true and correct.

SECTION 2. That the findings of fact contained in the Zoning Board's January 5, 2017, Minutes in regard to the Petition be, and same are hereby adopted as and for the findings of fact of the Mayor and Board of Aldermen in support of the zoning decision contained herein.

SECTION 3. That it is hereby found and determined that the conditions precedent to the granting of a Conditional Use Permit in regard to the herein described property as required in Section 600.09 of the City of Ridgeland Zoning Regulations Ordinance of February, 2014, exist, and have been satisfied, for the granting of a Conditional Use Permit for the purpose of allowing the Petitioner to operate a retail, upscale antique vendor market on the subject property within the I-1 zoning district.

SECTION 4. That the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi, do hereby grant from and after the effective date of this Ordinance a

Conditional Use Permit for the purpose of allowing Petitioner to operate a retail, upscale antique vendor market on the subject property within the I-1 zoning district.

SECTION 5. The property affected by this Ordinance (the "property") is located in the City of Ridgeland, Madison County, Mississippi, and described as follows:

A certain parcel of land being a part of Lots 6, 7, 8, 9 and 10, Block 91, and a part of Evergreen Street (closed) and Griffith Street (closed) according to the map of the Town of Ridgeland, Mississippi, on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, being situated in the Northeast $\frac{1}{4}$ of Section 19, T7N-R2E in the City of Ridgeland, Madison County, Mississippi, and being more particularly described as follows:

Commence at a point on the North right-of-way line of the aforesaid Evergreen Street (closed) being the Southeast corner of the aforesaid Lot 10, Block 92, Town of Ridgeland; said point also being on the West line of Trace Ridge Subdivision, Part 1, a subdivision according to the map or plat thereof, on file and of record in the aforesaid Chancery Clerk's office, as now recorded in Plat Cabinet C at Slide 11; and run thence South 00 degrees 22 minutes 00 seconds West along said West line of Trace Ridge Subdivision, Part 1 for a distance of 10.00 feet to a set $\frac{1}{2}$ " iron pin marking the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING and leaving said West line of Trace Ridge Subdivision, Part 1, run thence North 89 degrees 41 minutes 41 seconds West for a distance of 700.00 feet to an existing $\frac{1}{2}$ " iron pin; run thence North 00 degrees 15 minutes 49 seconds East for a distance of 140.10 feet to an existing pipe; run thence North 16 degrees 07 minutes 14 seconds East for a distance of 135.31 feet to a set cotton picker spindle in an existing retaining wall on the South right-of-way line of Century Place; run thence South 89 degrees 40 minutes 00 seconds East along said South right-of-way line of Century Place for a distance of 663.51 feet to an existing iron pin on the aforesaid West line of Trace Ridge Subdivision, Part 1; leaving said South right-of-way line of Century Place, run thence South 00 degrees 22 minutes 00 seconds West along said West line of Trace Ridge Subdivision, Part 1 for a distance of 269.96 feet to the POINT OF BEGINNING, containing 4.29 acres, more or less.

The above described parcel of land being the said property as described in deed recorded in Deed Book 522 at Page 455, less and except that property as described in deed recording in Deed Book 1957 at Page 377, on file and of record in the aforesaid Chancery Clerk's Office.

SECTION 6. That the City of Ridgeland Zoning Regulations Ordinance of February, 2014, and the Use District Map accompanying said Ordinance be, and same hereby are amended to the extent necessary to reflect the foregoing change in land use in regard to the property.

ORDAINED, ADOPTED AND APPROVED by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi, at a regular meeting thereof held on the ____ day of _____, 2017.

The motion for adoption was seconded by Alderman _____ and the foregoing Ordinance having been first reduced to writing, was submitted to the Board of Aldermen for passage or rejection on roll call vote with the following results:

- Alderman Ken Heard (Ward 1) voted: _____
- Alderman Chuck Gautier (Ward 2) voted: _____
- Alderman Kevin Holder (Ward 3) voted: _____
- Alderman Brian Ramsey (Ward 4) voted: _____
- Alderman Scott Jones (Ward 5) voted: _____
- Alderman Wesley Hamlin (Ward 6) voted: _____
- Alderman D. I. Smith (At large) voted: _____

Whereupon, the Mayor declared the motion carried and the Ordinance adopted.

The foregoing ordinance is approved, this the ____ day of _____, 2017.

Mayor Gene F. McGee
City of Ridgeland, Mississippi

Attest:

Paula Tierce, City Clerk
[S E A L]

Rusty Chandelier-CU-ORD
01/05/2017-MMH

**RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN
OF THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI
DENYING A CONDITIONAL USE PERMIT FOR PROPERTY
LOCATED AT 588B HIGHWAY 51,
CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI**

WHEREAS, The Rusty Chandelier Ridgeland (the "Petitioner"), did file a Petition and Application for a Conditional Use Permit on property described herein, which property is located in a I-1 District Classification under the City of Ridgeland Zoning Regulations Ordinance of February, 2014 (the "Petition"); and,

WHEREAS, the Mayor and Board of Aldermen referred the Petition to the Zoning Board of the City of Ridgeland (the Zoning "Board"), which Board scheduled a hearing on said Petition for January 5, 2017, at 6:00 o'clock p.m.; and did thereafter forward its recommendation to the Mayor and Board or Aldermen; and,

WHEREAS, the Mayor and Board of Aldermen are familiar with the property and existing land uses within the City of Ridgeland and in the area of the City where the property is located, and in acting on this Resolution, have duly considered the matters and facts within their personal knowledge as same affects the land uses requested in the Petition filed herein; and,

WHEREAS, at the conclusion of the discussion of the Zoning Board's recommendation, the Mayor asked whether the Board of Aldermen desired to take any action regarding the Petition and the recommendation of the Zoning Board and after discussion thereof, Alderman _____ offered the following Resolution and moved that it be adopted, to-wit:

IT IS, THEREFORE, RESOLVED by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi, as follows, to-wit;

SECTION 1. That the matters and facts stated in the preamble hereof are found, determined and adjudicated to be true and correct.

SECTION 2. That it is hereby found and determined that the conditions precedent to the granting of a Conditional Use Permit as required by Section 600.09 of the City of Ridgeland Zoning Regulations Ordinance of February, 2014, do not exist, and have not been satisfied by the Petitioner in regard to the granting of a Conditional Use Permit.

SECTION 3. That the Petition to grant a Conditional Use Permit pursuant to Section 600.09 of the City of Ridgeland Zoning Regulations Ordinance of February, 2014, on the following described property, be and same is hereby denied. The property referenced in the Petition (the "property") is described as follows:

A certain parcel of land being a part of Lots 6, 7, 8, 9 and 10, Block 91, and a part of Evergreen Street (closed) and Griffith Street (closed) according to the map of the Town of Ridgeland, Mississippi, on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, being situated in the Northeast $\frac{1}{4}$ of Section 19, T7N-R2E in the City of Ridgeland, Madison County, Mississippi, and being more particularly described as follows:

Commence at a point on the North right-of-way line of the aforesaid Evergreen Street (closed) being the Southeast corner of the aforesaid Lot 10, Block 92, Town of Ridgeland; said point also being on the West line of Trace Ridge Subdivision, Part 1, a subdivision according to the map or plat thereof, on file and of record in the aforesaid Chancery Clerk's office, as now recorded in Plat Cabinet C at Slide 11; and run thence South 00 degrees 22 minutes 00 seconds West along said West line of Trace Ridge Subdivision, Part 1 for a distance of 10.00 feet to a set $\frac{1}{2}$ " iron pin marking the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING and leaving said West line of Trace Ridge Subdivision, Part 1, run thence North 89 degrees 41 minutes 41 seconds West for a distance of 700.00 feet to an existing $\frac{1}{2}$ " iron pin; run thence North 00 degrees 15 minutes 49 seconds East for a distance of 140.10 feet to an existing pipe; run thence North 16 degrees 07

minutes 14 seconds East for a distance of 135.31 feet to a set cotton picker spindle in an existing retaining wall on the South right-of-way line of Century Place; run thence South 89 degrees 40 minutes 00 seconds East along said South right-of-way line of Century Place for a distance of 663.51 feet to an existing iron pin on the aforesaid West line of Trace Ridge Subdivision, Part 1; leaving said South right-of-way line of Century Place, run thence South 00 degrees 22 minutes 00 seconds West along said West line of Trace Ridge Subdivision, Part 1 for a distance of 269.96 feet to the POINT OF BEGINNING, containing 4.29 acres, more or less.

The above described parcel of land being the said property as described in deed recorded in Deed Book 522 at Page 455, less and except that property as described in deed recording in Deed Book 1957 at Page 377, on file and of record in the aforesaid Chancery Clerk's Office.

SO RESOLVED by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi, at a regular meeting held on ____ day of _____, 2017.

The motion for adoption was seconded by Alderman _____, and the foregoing Resolution having been first reduced to writing, was submitted to the Board of Aldermen for passage or rejection on roll call vote with the following results:

Alderman Ken Heard (Ward 1) voted:	_____
Alderman Chuck Gautier (Ward 2) voted:	_____
Alderman Kevin Holder (Ward 3) voted:	_____
Alderman Brian Ramsey (Ward 4) voted:	_____
Alderman Scott Jones (Ward 5) voted:	_____
Alderman Wesley Hamlin (Ward 6) voted:	_____
Alderman D.I. Smith (At large) voted:	_____

Whereupon, the Mayor declared the motion carried and the Resolution adopted.

The foregoing Resolution is approved, this the _____ day of _____, 2017.

Gene F. McGee, Mayor of the City of
Ridgeland, Mississippi

Attest:

Paula Tierce, City Clerk
[S E A L]

Rusty Chandelier-CU-RES
01/05/2017-MMH

MEMORANDUM

To: Mayor and Board of Aldermen

From: Drew Smith, Code Enforcement Manager
Community Development Department

Date: November 15, 2016

Re: Code Enforcement

APPROVED




11-15-16

Pursuant to State Statute 21-19-11, I recommend that the Mayor and Board of Aldermen conduct a hearing for Cleaning of Private Property for the following property to determine if this property is in need of cleaning due to various health, safety, and welfare hazards. Please see attached files for notice requirements and reference of the violations at this property.

700 Towery Court- Kelly Patrick

Thank you for your consideration of this matter. Please contact me if you have any questions.

November 15, 2016

NOTICE OF HEARING

To: Kelly Patrick
5825 Medallion Drive
Jackson, MS 39211

You have been made a party in a hearing to be conducted before the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi to determine pursuant to Mississippi Code 21-19-11 whether a parcel of land located at **700 Towery Court, Ridgeland, MS 39157**, owned by you, is in such a state of uncleanness to be a menace to the public health, safety, and/or welfare of the community.


It is in your best interest to be present before the Mayor and Board of Aldermen of the City of Ridgeland at its meeting dated **Tuesday, December 20, 2016, at 6:00p.m.** at the Ridgeland City Hall, 304 Highway 51, Ridgeland, Mississippi 39157, wherein the determination of whether your property is a menace to public health and safety of the community will be made. Should you not be present, a finding that it is a menace to the public health, safety, and/or welfare of the community may be made. Adjudication at this hearing will authorize the City of Ridgeland to enter and clean this property, and all costs associated with the cleaning may become a civil debt against you or become an assessment against the property. Adjudication would also authorize the City of Ridgeland to re-enter and clean the property for a period of two (2) years after the hearing without any further hearing if notice is posted on the property or parcel of land and at Ridgeland City Hall or another place in the municipality where such notices are generally posted at least seven (7) days before the property or parcel of land is re-entered for cleaning.

Should you have any questions prior to the scheduled hearing, please contact **Drew Smith, City of Ridgeland Code Enforcement Manager**, at 601-856-3877 during normal business hours.

Issued under my hand, this the 15TH day of NOVEMBER, 2016.

CITY OF RIDGELAND, MISSISSIPPI

BY: _____


mailing address: p.o. box 217 • ridgeland, ms 39158
street address: 304 highway 51 • ridgeland, ms 39157
ph: 601.856.7113 • www.ridgelandms.org

Gene F. McGee, cmo - mayor • Alan Hart, rla, asla - director of community development

board of aldermen: D.L. Smith, cmo - at-large • Ken Heard, cmo - ward 1 • Chuck Gautier, cmo, mayor pro tempore - ward 2
Kevin Holder, cmo - ward 3 • Brian P. Ramsey, cmo - ward 4 • Scott Jones, cmo - ward 5 • Wesley Hamlin, cmo - ward 6



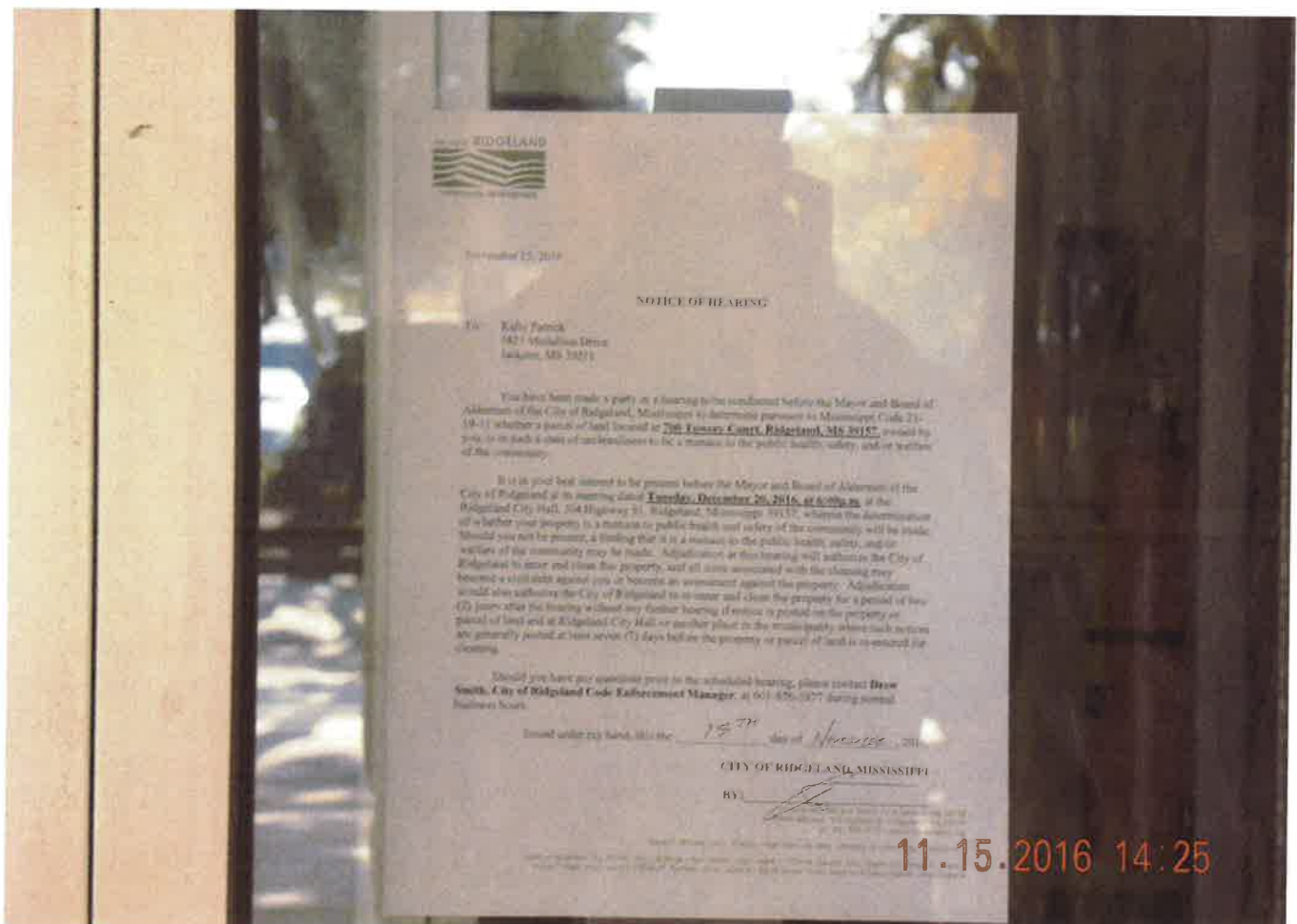
11.15.2016 10:47

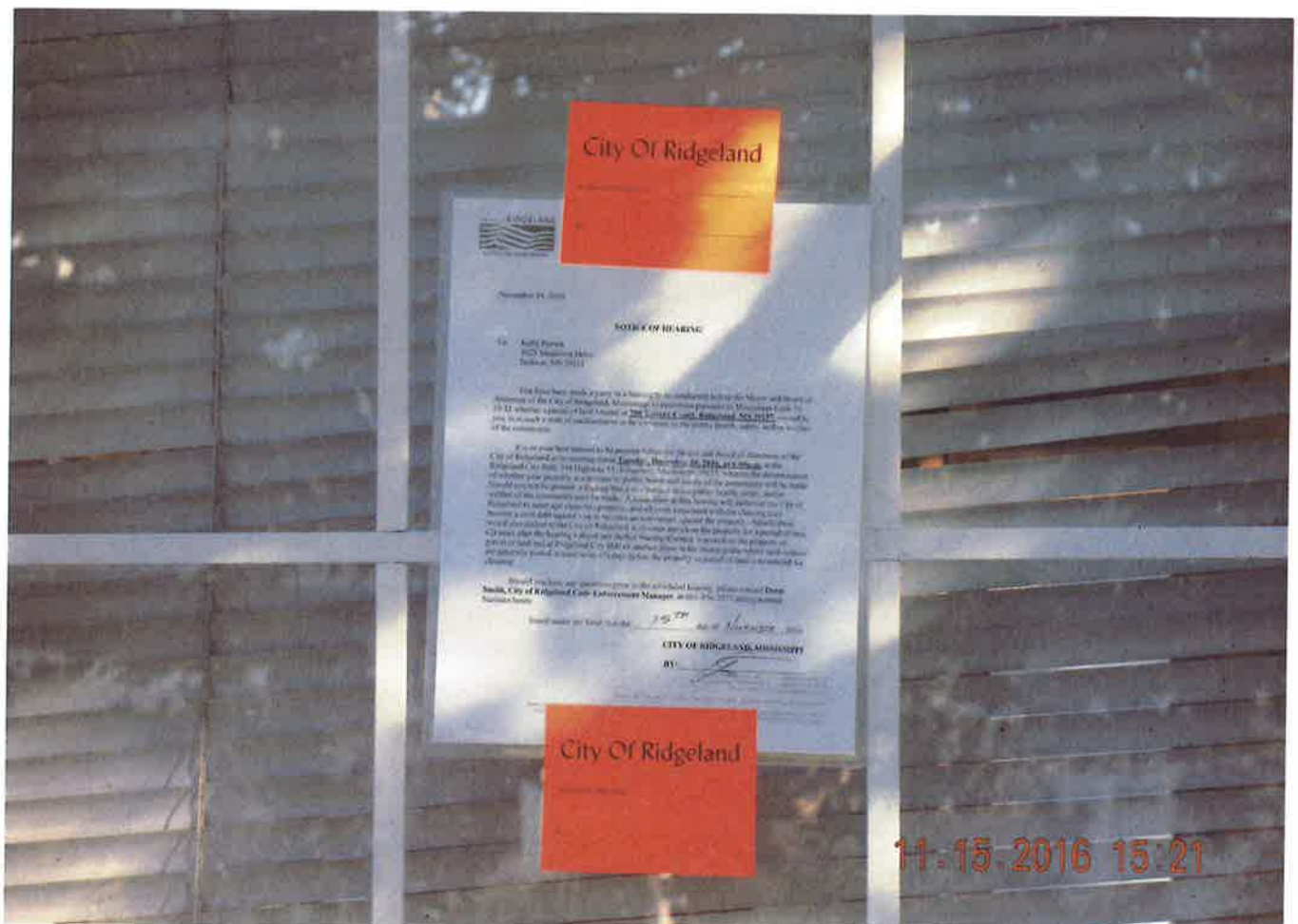


11.15.2016 10:48



11.15.2016 10:47







Window not balancing
retr to glass

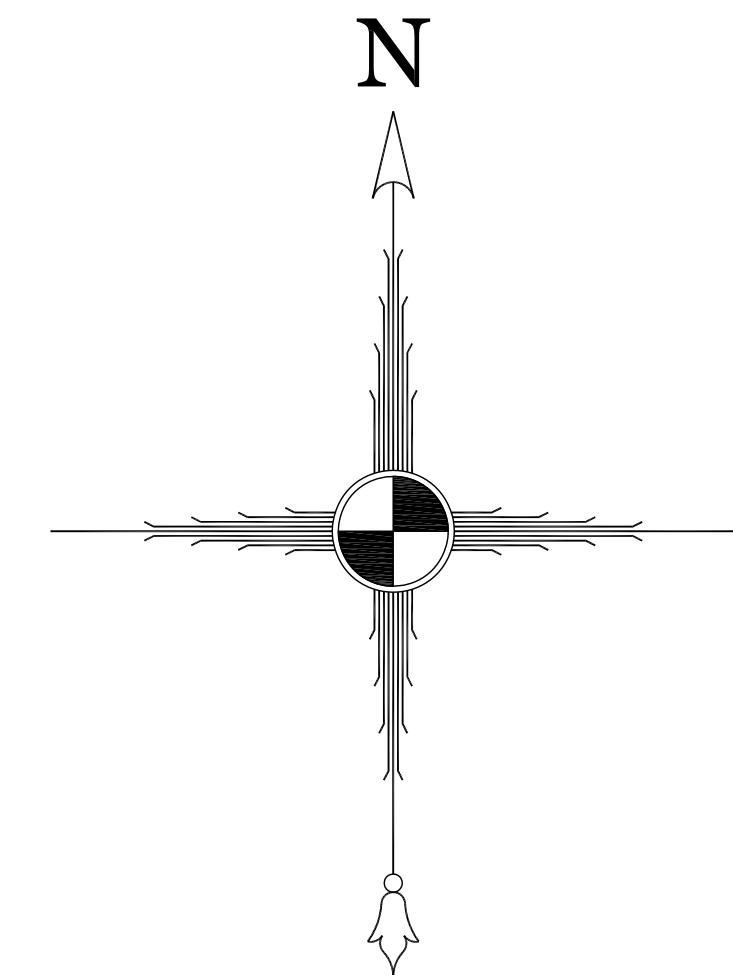
CONSTRUCTION PLANS FOR:

JACKSON STREET DEVELOPMENT

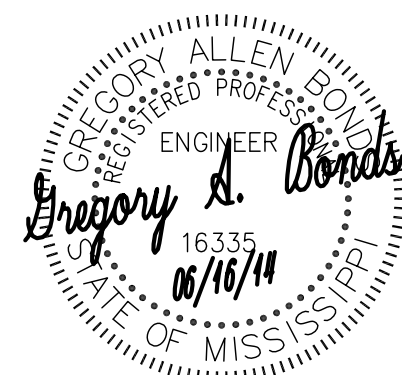
LOCATION:
CITY LIMITS OF RIDGELAND
AUGUST, 2014



VICINITY MAP



FOR REVIEW AND
APPROVAL



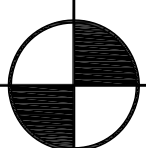
Equipment, materials and construction of all improvements required in these plans shall be in accordance with these construction drawings & project specifications.

The drawings and specifications represented herein are and shall remain the property of Benchmark Engineering & Surveying, LLC and no part thereof shall be copied, disclosed to others or used in connection with any other work or project other than the specific project for which they have been prepared. Visual contact with these drawings or specifications shall constitute evidence of acceptance of these restrictions.

OWNER:
PATRICK ROWLAND BUILDER, LLC
144 MARTINIQUE DRIVE
MADISON, MS 39110

BENCHMARK
Engineering & Surveying, LLC

101 Highpointe Court, Suite B, Brandon, Mississippi 39042
Office: 601-591-1077 Fax: 601-591-0711
E-mail: benchmark@benchmarkms.net

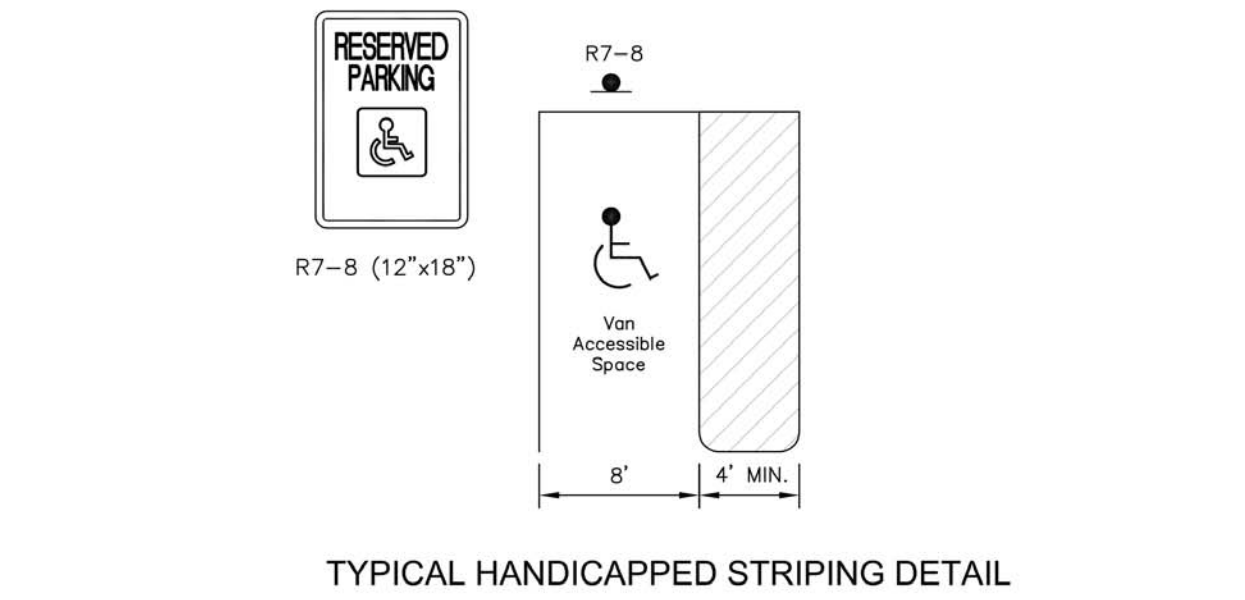
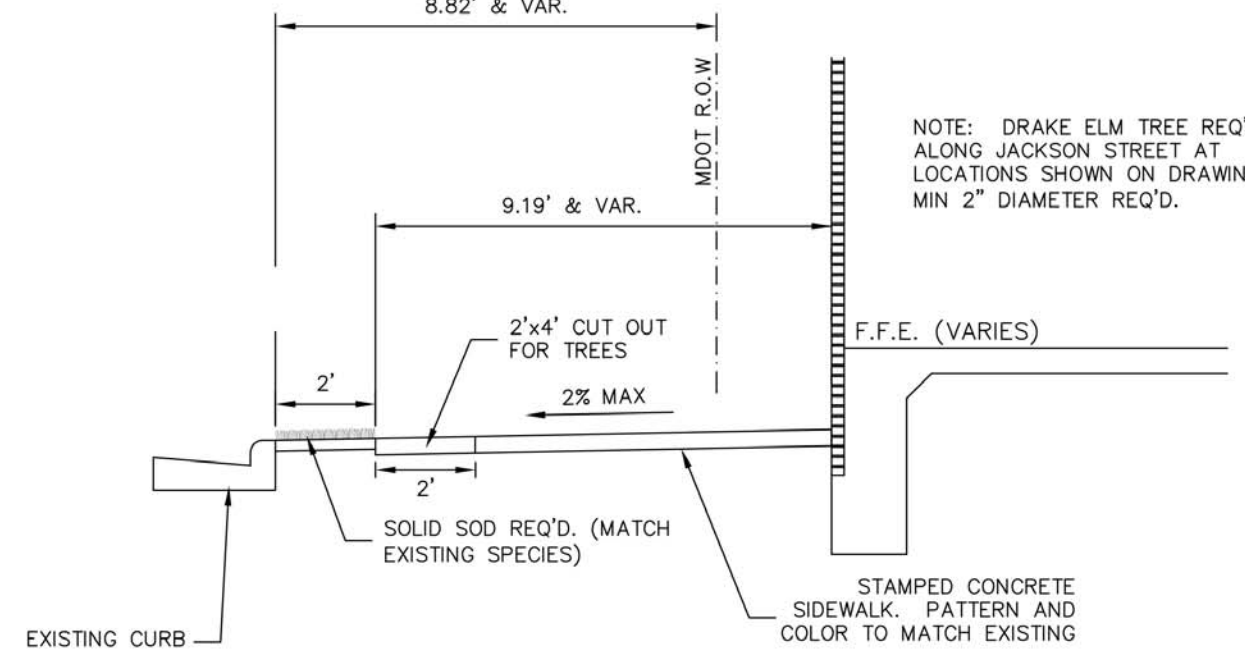
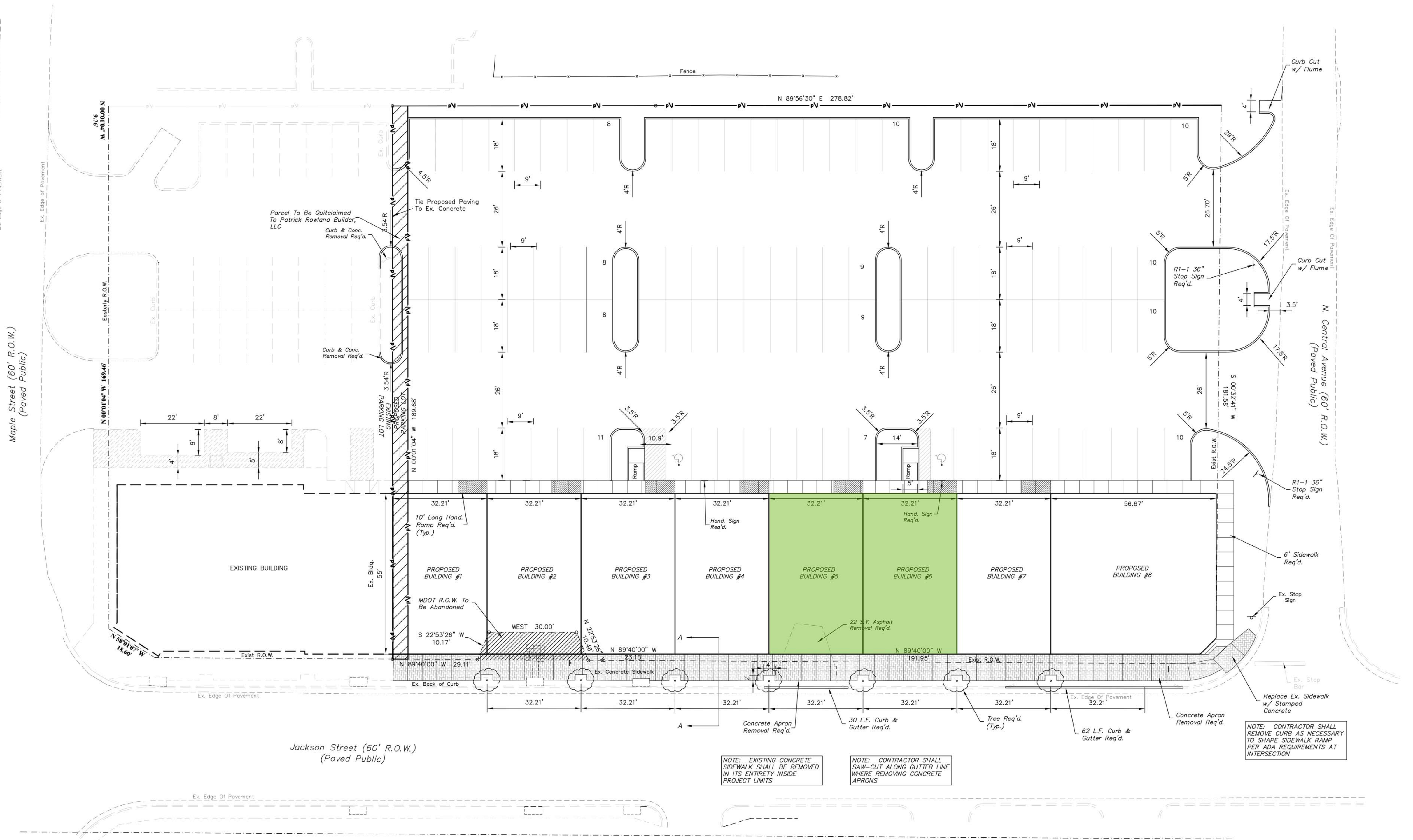


SHEET NUMBER

C1.0

PROJECT NUMBER

B-4205



- NOTES:
1. ALL PAVEMENT MARKINGS SHALL BE BLUE. (CURB FACE OR PARKING BLOCKS SHALL BE PAINTED BLUE.)
 2. PARKING BLOCKS REQUIRED WHERE NO CURB EXIST TO PROTECT SIGN.
 3. ALL STRIPING TO MEET ADA & CITY REQUIREMENTS.

LEGEND

— P — PROPERTY LINE

- - - - - EXISTING RIGHT-OF-WAY

PROJECT SITE INFORMATION:

CURRENT ZONING (NEW SITE) - MU-1, MIXED USE DISTRICT

MINIMUM SETBACK REQUIREMENTS: SUBJECT TO SITE PLAN REVIEW

TOTAL ACREAGE - 1.19 ac (±51,738 s.f.)

ACREAGE BREAKDOWN:

BUILDING - 0.36 ac (15,503 s.f.), 27%

SIDEWALKS - 0.02 ac (1,045 s.f.), 3%

NEW PAVING - 0.78 ac (34,079 s.f.), 65%

GREEN AREA - 0.04 ac (1,917 s.f.), 5%

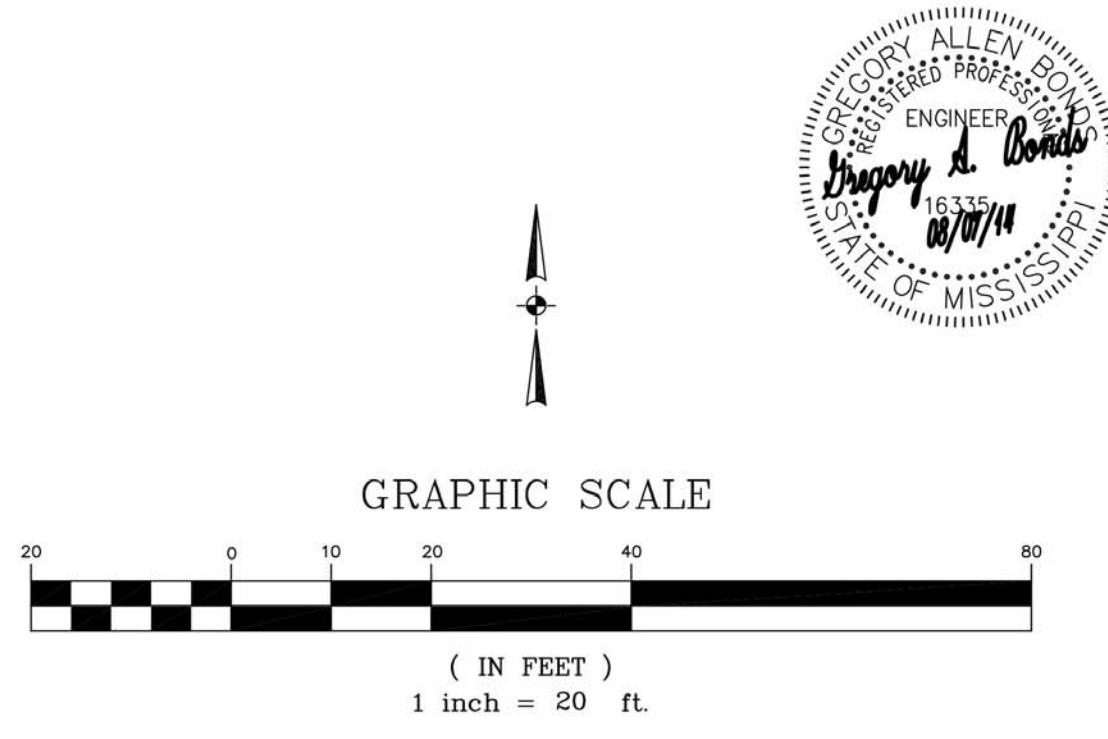
PARKING COUNT:

EXISTING PARKING - 27 INCLUDING 4 HANDICAPPED

PROPOSED PARKING - 107 INCLUDING 2 HANDICAPPED

NOTE:

1. RADIAL DIMENSIONS ARE MEASURED FROM THE BACK OF CURB.
2. SEE ARCHITECTURAL PLANS FOR MORE DETAILS ON THE BUILDINGS AND SIGNAGE.
3. SEE TYPICAL SECTIONS FOR MORE DETAILS ON PAVING.
4. THIS PARCEL IS LOCATED IN FLOOD ZONE X (NOT SHADED) ACCORDING TO FLOOD INSURANCE RATE MAP NOS. 28089C0567F, COMMUNITY PANEL NO. 280110 0567 F, EFFECTIVE DATE: MARCH 17, 2010.
5. CONTRACTOR TO REMOVE ALL STRUCTURES FROM SITE NECESSARY TO INSTALL IMPROVEMENTS AND LEGALLY DISPOSE OF ALL MATERIALS THAT ARE REMOVED FROM SITE.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE OWNER AND ARCHITECT ON THE ITEMS THAT ARE TO BE REMOVED.
7. CONTRACTOR WILL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF MDOT PERMIT ON ALL WORK ON MDOT RIGHT-OF-WAY.



BENCHMARK
Engineering & Surveying, LLC
101 Highpointe Court, Suite B, Brandon, Mississippi 39042
Office: 601-591-1077 Fax: 601-591-0711
E-mail: benchmark@benchmarkms.net

REVISIONS:
ISSUED 04/21/14

DATE: 08/07/14
DRAWN: GAB
CHECKED: GAB
REF: C/L
EG SURFACE:
FG SURFACE:

PROJECT LOCATION:
JACKSON STREET
CITY LIMITS OF RIDGELAND, MS 39157

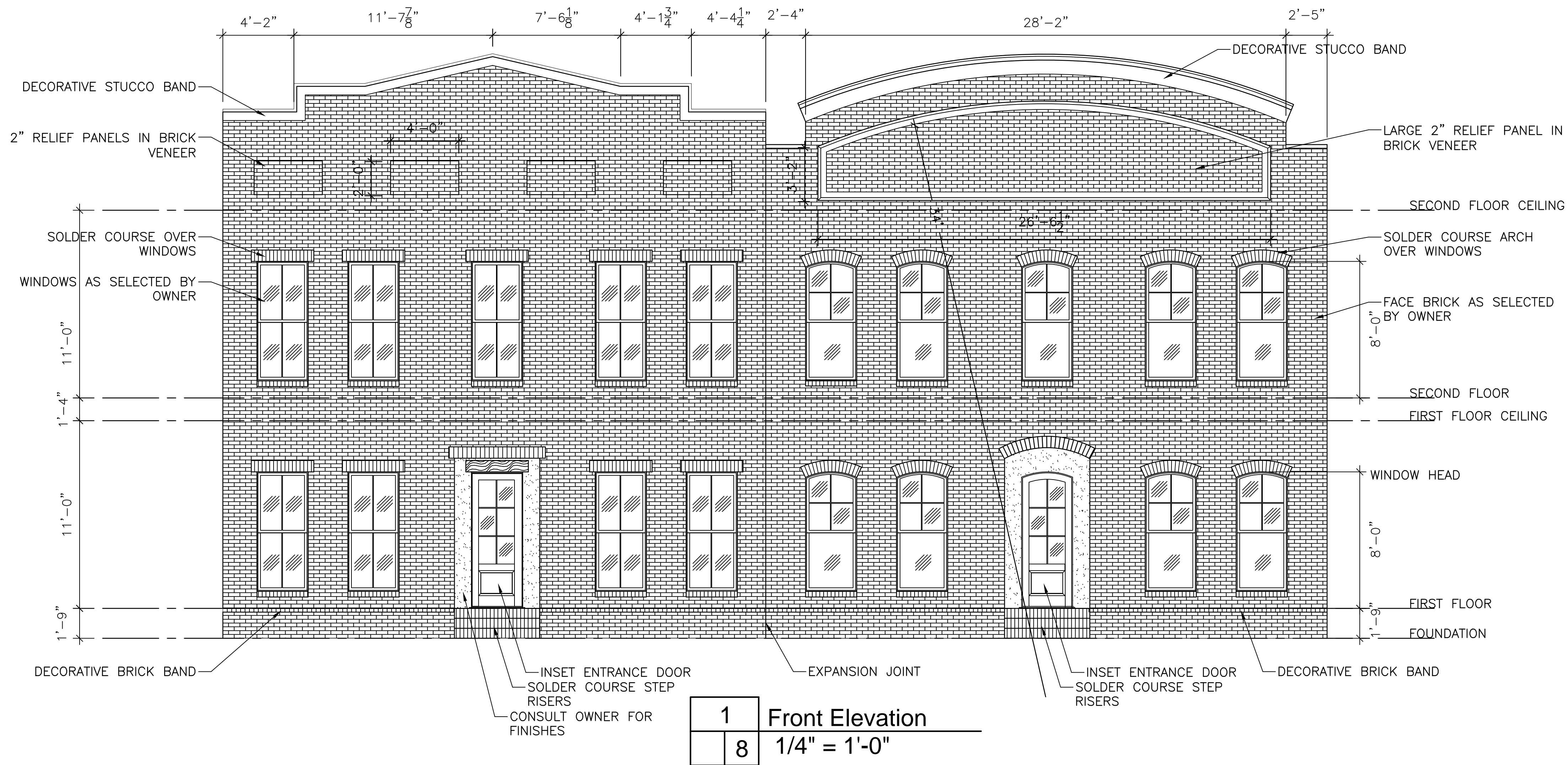
CLIENT:
PATRICK ROWLAND
MADISON, MS

PROJECT:
JACKSON STREET DEVELOPMENT

SHEET CONTENTS:
SITE PLAN

SHEET NUMBER
C2.0

PROJECT NUMBER
B-4205



1	Front Elevation
8	1/4" = 1'-0"



2	Rear Elevation
8	1/4" = 1'-0"

L SCOTT
BOOTH
ARCHITECT
144 MACKEY DRIVE
MADISON, MISSISSIPPI
PHONE (601) 613-2138

SEAL

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PROJECT

Jackson St.
Development
204 West Jackson St.
Ridgeland MS 39157, MS

REVISIONS

DATE 12-14-2016

DRAWN BY SB

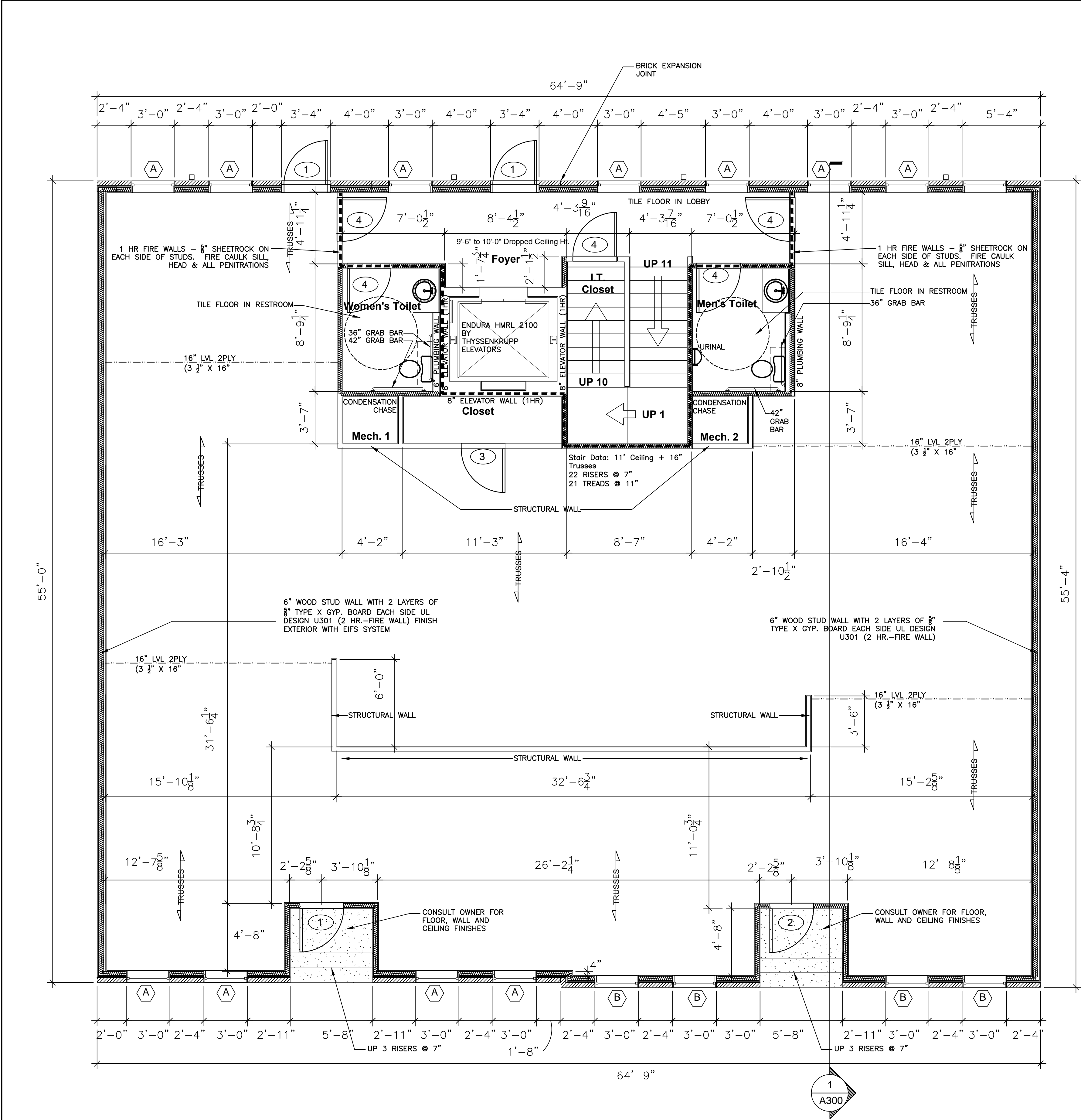
CHECKED BY SB

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NO.

8



JACKSON STREET

1	First Floor Plan
3	1/4" = 1'-0"

DOOR SCHEDULE

Door Type	SIZE	Head Height	Description	Count
1	3'-0" x 8'-0"	8'-0"	Ext. Wood 6 Lite Over Raised Panel Door	3
2	3'-0" x 8'-0"	8'-0"	Ext. Wood 6 Lite Over Raised Panel Eyebrow Arch Door	1
3	3'-0" x 8'-0"	8'-0"	Int. Solid Core Wood Panel	19
4	3'-0" x 8'-0"	8'-0"	Ext. Metal Raised Panel W/ 20 Min Fire Rating W/ Closer	9

WINDOW SCHEDULE

Type Mark	SIZE	Head Height	Description	Count
A	3'-0" x 8'-0"	8'-0"	Double Hung W/ Insulated Glass	
B	3'-0" x 8'-0"	8'-0"	Double Hung Archtop W/ Insulated Glass	

AREAS

NAME		AREA (Net)	AREA (Gross)	
First Floor	Core (Net)	276 SF		
	Foyer (Net)	151 SF		
	Tenant (Net)	2860 SF		
	Total (Net)	3287 SF	First Floor (Gross)	3513 SF (Gross)
Second Floor	Core (Net)	276 SF		
	Foyer (Net)	151 SF		
	Tenant (Net)	2923 SF		
	Total (Net)	3350 SF	Second Floor (Gross)	3573 SF (Gross)
Grand total	Net	6637 SF	Grand total (Gross)	7086 SF (Gross)

SPAN TABLES

Floor Joists *50LL,10DL, L/360				Floor Trusses **50LL,10DL, L/360			
	12" O.C.	16" O.C.	24" O.C.		12" O.C.	16" O.C.	24" O.C.
2 X6's	10'-0"	8'-8"	7'-1"	12" Deep	23'-6"	21'-0"	17'-1"
2 X8's	13'-3"	11'-11"	9'-4"	14" Deep	26'-4"	22'-11"	18'-8"
2 X10's	16'-10"	14'-8"	11'-10"	16" Deep	28'-7"	24'-9"	20'-1"
2 X12's	20'-6"	17'-2"	14'-5"	18" Deep	30'-6"	26'-4"	21'-5"
Ceiling Joists *50LL,10DL, L/360				Floor Trusses **50LL,10DL, L/360			
	12" O.C.	16" O.C.	24" O.C.		12" O.C.	16" O.C.	24" O.C.
2 X6's	14'-1"	12'-0"	10'-6"	2 X6's	15'-0"	13'-0"	10'-7"
2 X8's	18'-6"	15'-10"	13'-10"	2 X8's	19'-9"	17'-1"	13'-11"
2 X10's	23'-8"	20'-2"	17'-8"	2 X10's	25'-2"	21'-10"	17'-10"

FLOOR PLAN NOTES

1. BATT INSULATION FULL HEIGHT OF WALL IN ALL EXTERIOR WALLS, AROUND BATHROOMS, EXAM ROOMS & LECTURE RM.
2. ALL PLUMBING FIXTURES AS SELECTED BY OWNER.
3. MILLWORK - CONTRACTOR SHALL CONSULT OWNER.
4. CONTRACTOR SHALL CONSULT OWNER FOR ALL INTERIOR AND EXTERIOR MATERIALS, FINISHES AND COLORS.
5. EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF STUD TO EXTERIOR FACE OF STUD UNLESS NOTED OTHERWISE.
6. INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
7. EXTERIOR SHEATHING 5/8" PLY WD, TYP.

L SCOTT
BOOTH
ARCHITECT

144 MACKEY DRIVE
MADISON, MISSISSIPPI
PHONE (601) 613-2138

SEAL

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PROJECT

Jackson St.
Development

204 West Jackson St.
Ridgeland MS 39157, MS

REVISIONS

DATE 12-14-2016

DRAWN BY SB

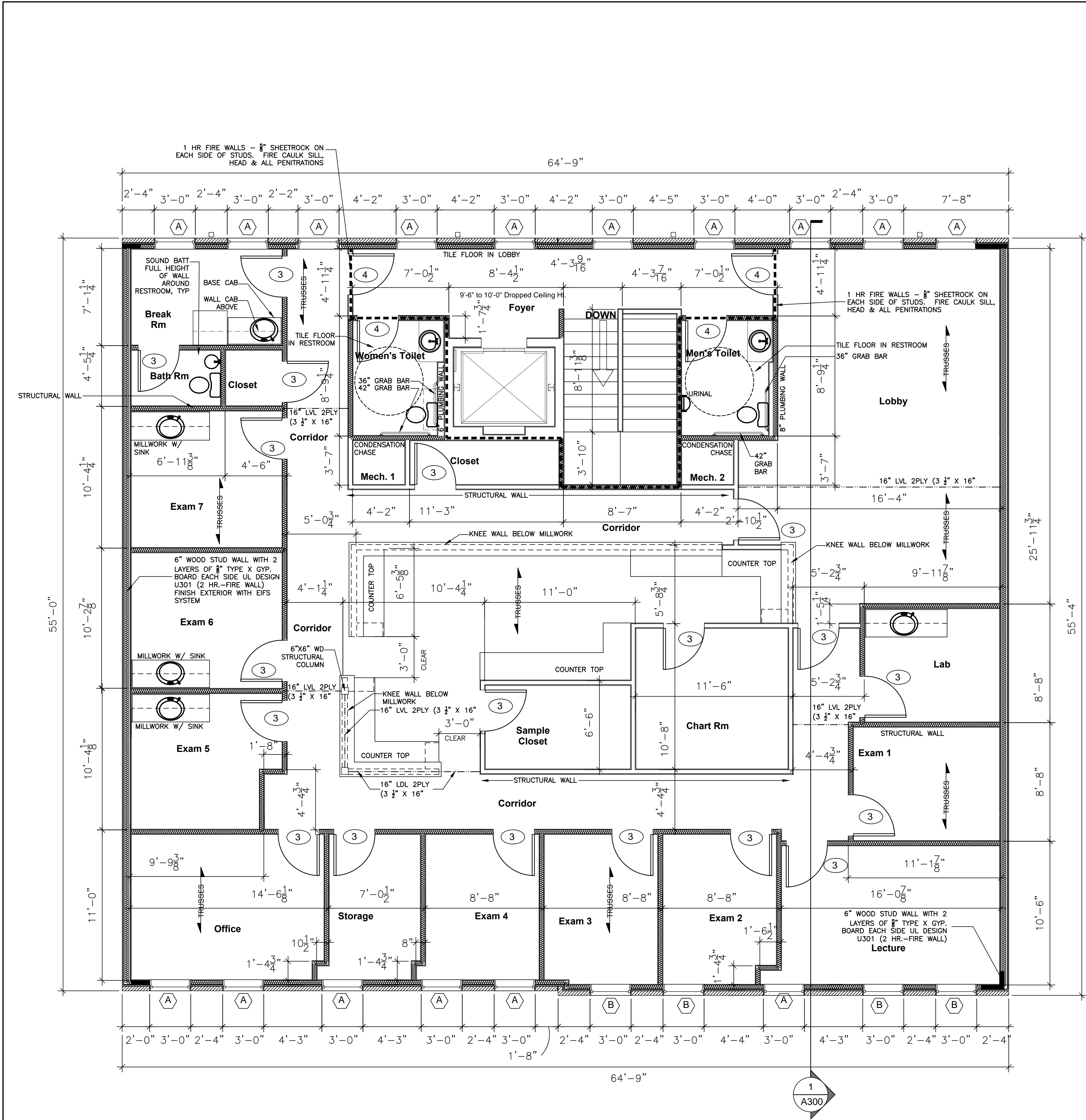
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SHEET TITLE

First Floor

SHEET NO.

3



1	Second Floor Plan
4	1/4" = 1'-0"

DOOR SCHEDULE				
Door Type	SIZE	Head Height	Description	Count
1	3'-0" x 8'-0"	8'-0"	Ext. Wood 6 Lite Over Raised Panel Door	3
2	3'-0" x 8'-0"	8'-0"	Ext. Wood 6 Lite Over Raised Panel Eyebrow Arch Door	1
3	3'-0" x 8'-0"	8'-0"	Int. Solid Core Wood Panel	19
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WINDOW SCHEDULE				
Type Mark	SIZE	Head Height	Description	Count
A	3'-0" x 8'-0"	8'-0"	Double Hung W/ Insulated Glass	
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AREAS				
NAME		AREA (Net)	AREA (Gross)	
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	Tenant (Net)	2860 SF		
	Total (Net)	3287 SF	First Floor (Gross)	3513 SF (Gross)
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	Foyer (Net)	151 SF		
	Tenant (Net)	2923 SF		
	Total (Net)	3350 SF	Second Floor (Gross)	3573 SF (Gross)
Grand total	Net	6637 SF	Grand total (Gross)	7086 SF (Gross)

SPAN TABLES							
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2 X10's	16'-10"	14'-8"	11'-10"	16" Deep	28'-7"	24'-9"	20'-1"
2 X12's	20'-6"	17'-2"	14'-5"	18" Deep	30'-6"	26'-4"	21'-5"
Ceiling Joists *50LL,10DL, L/360				Floor Trusses **50LL,10DL, L/360			
	12" O.C.	16" O.C.	24" O.C.		12" O.C.	16" O.C.	24" O.C.
2 X6's	14'-1"	12'-0"	10'-6"	2 X6's	15'-0"	13'-0"	10'-7"
2 X8's	18'-6"	15'-10"	13'-10"	2 X8's	19'-9"	17'-1"	13'-11"
2 X10's	23'-8"	20'-2"	17'-8"	2 X10's	25'-2"	21'-10"	17'-10"

- FLOOR PLAN NOTES
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 - EXTERIOR SHEATHING $\frac{5}{8}$ " PLY WD, TYP.

L SCOTT
BOOTH
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144 MACKEY DRIVE
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PROJECT

Jackson St.
Development

204 West Jackson St.
Ridgeland MS 39157, MS

REVISIONS

DATE 12-14-2016

DRAWN BY SB

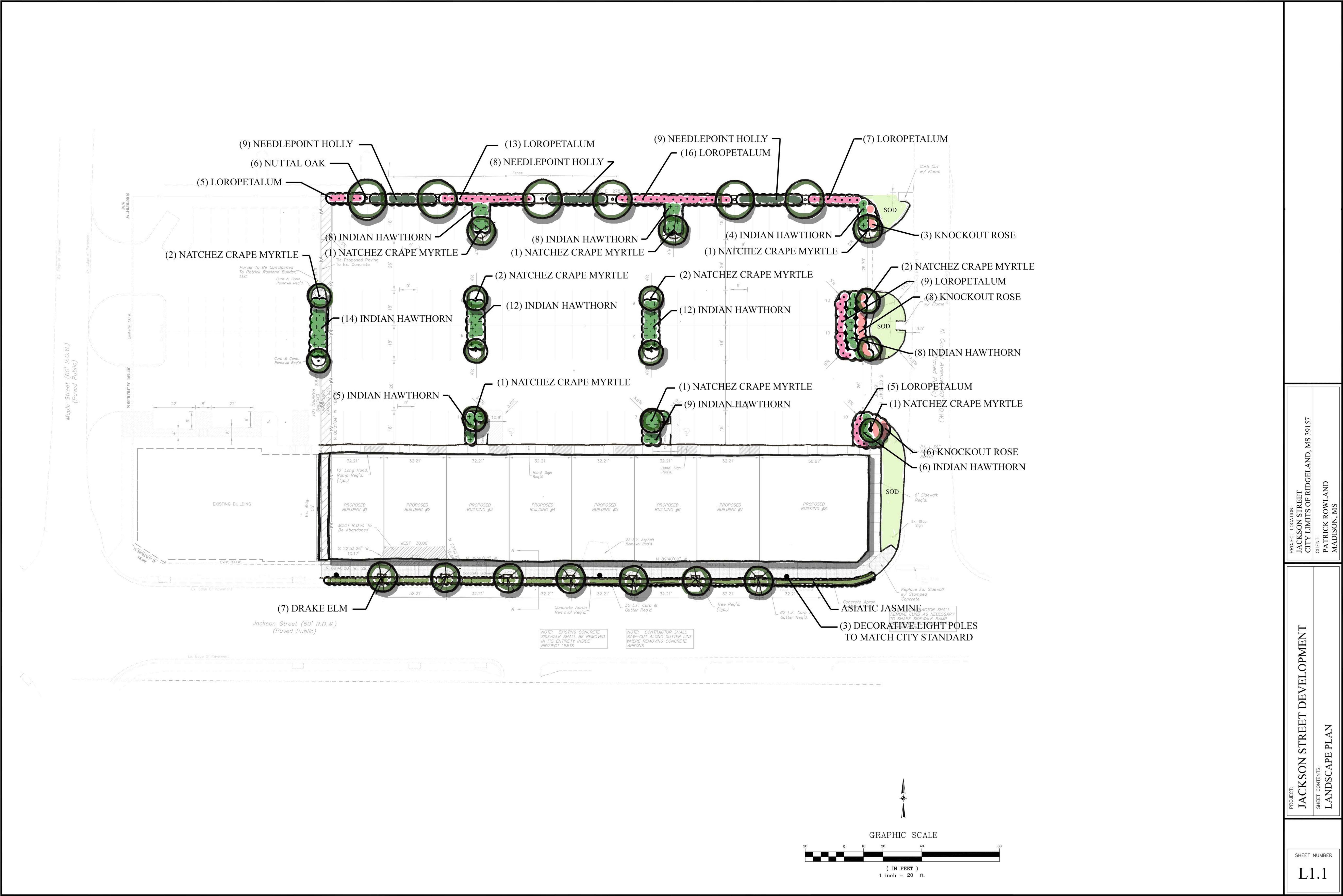
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SHEET TITLE

Second Floor

SHEET NO.

4



PROJECT LOCATION:
JACKSON STREET
CITY LIMITS OF RIDGELAND, MS 39157
CLIENT:
PATRICK ROWLAND
MADISON, MS

PROJECT:
JACKSON STREET DEVELOPMENT
SHEET CONTENTS:
LANDSCAPE PLAN

SHEET NUMBER
L1.1

**MINUTES OF A MEETING OF THE ARCHITECTURAL REVIEW BOARD
OF THE CITY OF RIDGELAND, MISSISSIPPI**

A meeting of the Architectural Review Board of the City of Ridgeland, Mississippi, (the "Board"), was duly called, held, and conducted on Tuesday January 10, 2017 at 6:00 o'clock P.M. in the Ridgeland City Hall in the City of Ridgeland, Madison County, Mississippi.

.....

The following members were present, to-wit:

Bill Dicken, Chairman
Alex Ross
Connie Suber
Ron Blaylock
Glenn Ray

Members Absent:

Donald Pendergrast
Tom Bobbitt
Randy Knouse

Also attending:

Matt Dodd, City Planner

The meeting was called to order by Chairman Dicken. Chairman Dicken led the invocation. It was determined by the members present that there was a quorum.

The first item on the agenda was **TRACE APARTMENTS**. The project was presented by **Mrs. Sherry Rogers**. The project is located at **340 Arbor Drive**. The applicant is requesting approval to repaint the existing apartment buildings.

Chairman Dicken opened the floor for a motion. Ron Blaylock made a motion to approve the project as a "minor" agenda item. Connie Suber seconded the motion and a vote was taken thereon as follows:

Alex Ross	Aye
Tom Bobbitt	Absent
Ron Blaylock	Aye
Donald Pendergrast	Absent
Randy Knouse	Absent
Glenn Ray	Aye
Connie Suber	Aye

Chairman Dicken then declared the motion to approve the project carried.

The next item on the agenda was **PATRICK ROWLAND OFFICE BUILDING**. The project was presented by **Mr. Patrick Rowland**. The project is located at **204 W. Jackson Street**. The applicant is requesting approval to construct a new office building.

Chairman Dicken opened the floor for a motion. Alex Ross made a motion to approve the project as a “major” agenda item. Glenn Ray seconded the motion and a vote was taken thereon as follows:

Alex Ross	Aye
Tom Bobbitt	Absent
Ron Blaylock	Aye
Donald Pendergrast	Absent
Randy Knouse	Absent
Glenn Ray	Aye
Connie Suber	Aye

Chairman Dicken then declared the motion to approve the project carried.

The last item on the agenda was **DR. GAMBLE’S OFFICE BUILDING**. The project was presented by **Mr. Jeff Peoples**. The project is located at **555 Hwy. 51**. The applicant is requesting approval to make minor changes to previously approved plans. The project was tabled at the previous meeting.

Chairman Dicken opened the floor for a motion. Ron Blaylock made a motion to approve the project as a “minor” agenda item contingent upon the applicant repainting the trim to match the gables ‘brown’ color. The vents can remain the cream color. Alex Ross seconded the motion and a vote was taken thereon as follows:

Alex Ross	Aye
Tom Bobbitt	Absent
Ron Blaylock	Aye
Donald Pendergrast	Absent
Randy Knouse	Absent
Glenn Ray	Aye
Connie Suber	Aye

Chairman Dicken then declared the motion to table the project carried.

The minutes from the December 13th meeting were then read and approved by the board. There being no further business to come before the board, the meeting was adjourned.

Bill Dicken, Chairman

ATTEST:

Connie Suber, Secretary



police department

January 9, 2017

TO: Mayor & Board of Aldermen

FROM: John R. Neal, Chief of Police

SUBJECT: Special Event – Rotary Club

I have attached a request for a Special Event Permit from Felipe Zuluaga with the Rotary Club of Madison County. This event is a 5K Run and a 1 mile Fun Run scheduled Saturday, February 11, 2017 from 7:30 a.m. to 11:00 a.m. at the Renaissance Mall located at 1000 Highland Colony Parkway. Please see attached for course route.

Mr. Zuluaga is expecting 150 participants and the Renaissance Mall will be open for the use of its facilities. Rotary Club volunteers will be responsible for set up and clean up upon conclusion of event.

This event will generate overtime for the police department and will require posts that must be manned for participant safety. Nine (9) hours of overtime is required at an average rate of \$27.00 per hour with an estimated overtime cost of \$243.00.

I am enclosing checks in the amounts of \$100.00 and \$1,000.00 representing requisite filing fee and bond money along with the application for Permit to Play On Premises Music.

Your consideration and approval will be greatly appreciated.

CC: Lt. Brian Myers

Attachments (1)

115 west school street • ridgeland, ms 39157
ph: 601.856.2121 • www.ridgelandms.org

Gene F. McGee, cmo - mayor • John R. Neal - chief of police
board of aldermen: D.L. Smith, cmo - at-large • Ken Heard, cmo - ward 1 • Chuck Gautier, cmo, mayor pro tempore - ward 2
Kevin Holder, cmo - ward 3 • Brian P. Ramsey, cmo - ward 4 • Scott Jones, cmo - ward 5 • Wesley Hamlin, cmo - ward 6



CITY OF RIDGELAND
SPECIAL EVENT PERMIT APPLICATION

(Please allow minimum 3 weeks for approval)



EVENT NAME: RUN 4 ROTARY

EVENT LOCATION: RIDGELAND - MADISON

EVENT DATE: Beginning 2/11/2017 to Ending 2/11/2017 Multiple Days: ☐ YES ☒ NO

EVENT HOURS: Beginning 07:30 to Ending 11:00

TYPE OF EVENT: 5K RUN / WALK / KIDS FUN RUN

EVENT POINT OF CONTACT: FELIPE ZULUAGA CELL NUMBER: 601-813-7974
(This person must remain on scene during the entire event)

NAME OF ORGANIZATION: MADISON - RIDGELAND ROTARY CLUB

ADDRESS: PO BOX 696 CITY/STATE/ZIP: RIDGELAND, MS 39157

OR FELIPE ZULUAGA 525 NEWBURY DR, MADISON, MS 39110
ESTIMATED CROWD SIZE: 150 NUMBER OF EVENT PERSONNEL: 20

ARRANGEMENTS FOR RESTROOM FACILITIES: ☒ YES ☐ NO LOCATION: _____

ARRANGEMENTS FOR SITE CLEAN-UP: ☒ YES ☐ NO DETAILS: ROTARY CLUB VOLUNTEERS

RECYCLING PROGRAM FOR WASTE: ☒ YES ☐ NO DETAILS: SPECIFIC CONTAINERS LABELED FOR IT (PLASTIC BOTTLES, CUPS ETC)

The City of Ridgeland will assist organizers in planning and locating recycle bins for recyclable waste through local companies. Event organizers are encouraged to maintain the City of Ridgeland's vision of a green environment by having your event recycle its waste.

Will the organizers of this event use the services of an UAS (unmanned aircraft system): ☐ YES ☒ NO

If Yes, who is the operator of the system: _____ Cell Number: _____

If an UAS/Drone will be utilized, a copy of the following required documents must be attached to this application:

- Section 333 Exemption or Aircraft Certification
- Certificate of Authorization (COA)
- Aircraft Registration and Markings
- Pilot Certificate

FIRST AID/MEDICAL STATION(s): ☐ YES ☒ NO LOCATION(s): _____

POLICE/SECURITY PERSONNEL REQUIRED: YES ☒ Police Dept. Assigned ☐ Self-Hired ☐ Not Applicable

Applicant Printed Name: FELIPE ZULUAGA Contact Number: 601-813-7974

Applicant Signature: [Signature] Date: 12/30/16

Application Instructions

- 1). You must present to the Chief of Police or his designee your plan for parking and traffic control. You must state in this plan whether or not police or private security personnel will be needed to direct and handle traffic and parking.
- 2). City of Ridgeland Special Events Ordinance section 10-33(2) requires adequate security be provided at special events. This requirement is one security officer for every 400 people in attendance. A private security company may be used but preference shall be given to the hiring of off duty personnel. The assistance from Ridgeland Police Department for road course races/walks to secure intersections shall not be considered as part of the security requirement. The personnel assigned for traffic control are in addition to any requirement for on site security personnel required in the ordinance.
- 3). If the event is to have outdoor music, a Permit to Play on Premises Music will be required from the applicant agreeing to comply with the noise ordinance of the City of Ridgeland, MS.
- 4). If there is a need for Police Department and/or Public Works Department personnel to work in controlling the special event, the applicant will agree to pay this cost from the filing of a bond fee.
- 5). The applicant may be required to post a bond fee in the minimum amount of one thousand dollars (\$1,000.00) with the City Clerk. This is to ensure that the event area is immediately cleaned up after its conclusion, and any City employee who works overtime as a result of the special event, will be compensated from the bond proceeds.
- 6). Submit the above application and information to the Office of the Chief of Police with a non-refundable filing fee of one hundred dollars (\$100.00) along with the above referenced bond fee. This application will be forwarded to the Patrol Division Commander or a designee who will review the application for all required documentation. This application and documentation will be presented to the Ridgeland Board of Aldermen for subsequent approval. **Please allow a minimum of 3 weeks to complete the process and receive approval.**
- 7). Event organizers should submit a map outlining the area where an event is to be held. Points of interest (entrance/exit points, first aid stations, etc...) shall be included on this map. If the event is a road race/walk, a map reflecting the proposed course route along with a description of the route shall be included. If any portion of the route will include sections of the Natchez Trace Parkway, you must first obtain approval from the Natchez Trace Chief (phone no. 662-680-4014; Ridgeland office 601-856-7321) and documentation reflecting this approval must be submitted with this application.
- 8). If the event is to be held at Old Trace Park and/or Madison Landing, you must first seek approval from PRVWSD Parks and Recreation (601-856-6319) and obtain a Facility Use Application which must be submitted with this application.
- 9). The number of event personnel will represent the number of people from the organization who will be assisting with the overall operation of the event. This will include any volunteers from the organization.
- 10). The arrangements for restroom facilities as addressed in the Ridgeland Code of Ordinances indicate 1 restroom per 150 people in attendance. These may be portable restrooms or existing restroom structures.
- 11). The event organizer or organization will be responsible for clean-up at the conclusion of the event. The City of Ridgeland encourages organizations to participate in a recycle program for any waste or debris to be discarded.
- 12). The first aid station located on the event site shall be manned by a state certified EMT.
- 13). The number of police/security personnel shall be determined by the expected crowd size. The event organizer may staff the event to satisfy this requirement through off-duty law enforcement personnel. The Ridgeland Police Department will assist the organizers if they choose the police department assigned option, or the event organizers may choose the self-hire option to select their own personnel to comply with the ordinance.

For Police Department Use Only

This application was received by the Ridgeland Police Department on 11/29/16 2:30 p.m. and has been reviewed by the appropriate personnel. This application has been APPROVED / DENIED by the Chief of Police or Designee. If approved by Ridgeland PD, this application will be submitted for consideration at the Ridgeland Mayor and Board of Alderman meeting to be held on 1-17-17.

Chief of Police or Designee: 

DATE: 09 JAN 2017

Number of Overtime Officers: 3

Estimated OT Cost: \$243.00



CITY OF RIDGELAND
APPLICATION FOR
PERMIT TO PLAY ON PREMISES MUSIC

(Please allow minimum 3 weeks for approval)



DATE OF APPLICATION: 12/30/16
EVENT NAME: RUN 4 ROTARY (5K RUN-WALK 1MILE FUN RUN)
EVENT LOCATION: RENAISSANCE SHOPPING CENTER
DESCRIPTION OF ON-PREMISES ACTIVITY: 5K RUN-WALK RACE 1MILE FUN RUN
PRICE ANNOUNCEMENTS. AWARDS CEREMONY.
DATE OF ACTIVITY: Beginning 2/11/17 to Ending 2/11/17
HOURS OF ACTIVITY: Beginning 7:30 to Ending 11:00
ACTIVITY POINT OF CONTACT: FELIPE ZULUAGA CELL NUMBER: 601-813-7974
(This person must remain on scene during the entire event)
NAME OF ORGANIZATION: ROTARY CLUB OF MADISON RIDGELAND
ADDRESS: PO BOX 696 CITY/STATE/ZIP: RIDGELAND, MS 39157
OR 525 NEWBURY DR. MADISON, MS 39110 (FELIPE ZULUAGA)
MAXIMUM NOISE LEVEL (In Decibels) TO BE EMITTED AT NEAREST PREMISES BOUNDARY: 110 DB

PROVIDE FACTS THAT WOULD SHOW THE ACTIVITY FOR WHICH THE PERMIT IS REQUESTED WOULD NOT DISTURB THE
PEACE OF ANY FAMILY OR PERSON WITHIN THE AREA INTO WHICH SOUND SHALL CARRY: IT IS IN A

COMMERCIAL AREA, EMPTY AREA ON ONE SIDE RIDGELAND
TOURISM OFFICE OTHER SIDE

THE CHIEF OF POLICE SHALL HAVE THE AUTHORITY TO REVOKE ANY PERMIT ISSUED.

Applicants Signature: [Signature]

Date: 12/30/16

☒ APPROVED

☐ DENIED

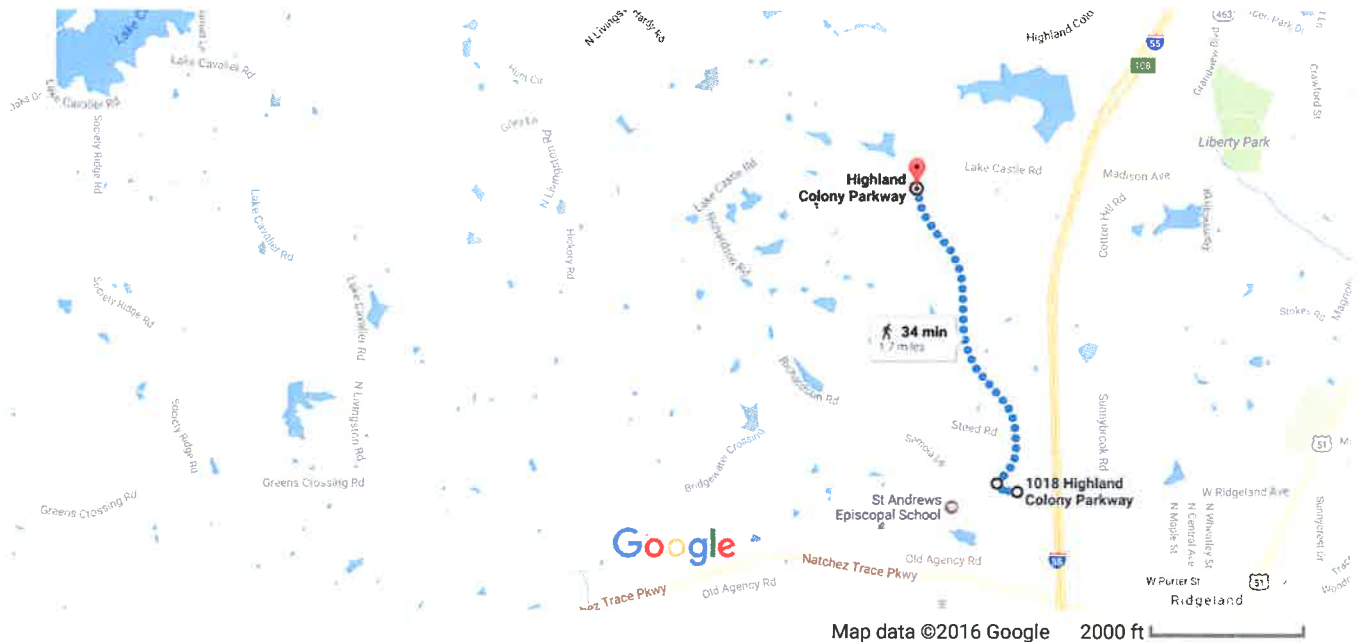
Chief of Police or Designee: [Signature]

Date: 09 January 2017

In the event a permit is denied, the applicant may appeal the decision to the Mayor and Board of Aldermen. Any such appeal shall be taken not more than ten (10) days from the denial of a permit by giving written notice of the appeal to the Ridgeland City Clerk.



1018 Highland Colony Pkwy, Ridgeland, MS 39157 to Highland Colony Pkwy, Madison, MS 39110 Walk 1.7 miles, 34 min



1018 Highland Colony Parkway

Ridgeland, MS 39157

Use caution - may involve errors or sections not suited for walking

↑ 1. Head west toward Highland Colony Pkwy

➔ 2. Turn right onto Highland Colony Pkwy

0.1 mi

1.6 mi

Highland Colony Parkway

Madison, MS 39110

RUN 4 ROTARY

11 of FEBRUARY 2017

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

- ① START POINT . RENAISSANCE
RIDGELAND TOURISM OFFICE WEST PARKWAY PLACE
- ② TURN AROUND POINT
ON HIGHLAND COLONY PARKWAY 1 "U-TURN" BEFORE
THE INTERSECTION W/ LAKE CASTLE RD / MADISON AVE
- ③ FINISH POINT RENAISSANCE
RIDGELAND TOURISM OFFICE WEST PARKWAY PLACE

Madison Ridgeland

Rotary

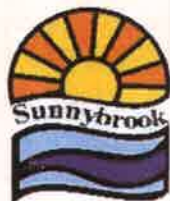


INVITES YOU TO PARTICIPATE IN:

RUN 4 ROTARY



Proceeds will support the
following organizations:



Saturday, February 11, 2017

5K Run | 5K Walk | 1 Mile Fun Run

Location: Renaissance, Ridgeland, MS

Start Time: 8:00 a.m.

Finish By: 11:00 a.m.

Fees:

Individual

\$30 Pre-registered | \$35 Race Day

Family

\$100 Pre-registered | \$110 Race Day

Up to four t-shirts per family/team package



Corporate Sponsorships
Available
See accompanying sponsor card.

Registration Forms Available at:
www.raceentry.com/whatever

ROTARY CLUB OF MADISON RIDGELAND
P O BOX 696
RIDGELAND, MS 39158

1191
85-194/653

12/8/16

Date

FRAUDARMOR

Pay to the
Order of

City of Ridgeland

\$ 100⁰⁰

One Hundred & 00/100

Dollars

Security
Features
Details on
Back

BankPlus
Customer Service 1-800-811-7587

For

5K fee (non-ref.) *Kimberly C McKey*

⑆065301948⑆

4120022316⑆01191

Patent Clerk

ROTARY CLUB OF MADISON RIDGELAND
P O BOX 696
RIDGELAND, MS 39158

1192
85-194/653

12/8/16

Date

FRAUDARMOR

Pay to the
Order of

City of Ridgeland

\$ 1,000⁰⁰

One Thousand & 00/100

Dollars

Security
Features
Details on
Back

BankPlus
Customer Service 1-800-811-7587

For

Bond fee 5K *Kimberly C McKey*

⑆065301948⑆

4120022316⑆01192


Patent Clerk



police department

January 5, 2017

TO: Mayor & Board of Aldermen

FROM: John R. Neal, Chief of Police 

SUBJECT: Receive Insurance Proceeds – Budget Amendment

Please receive and deposit State Farm Mutual Automobile Insurance Company check #109745459J in the amount of \$2,564.26 into 001-000-354 (Insurance Proceeds). This check is an insurance claim for our 2014 Harley Davidson Motorcycle Unit T1 which was involved in an accident on 06/17/2016.

I am further requesting the following budget amendment:

Transfer \$2,564.26 from 001-000-354 (Insurance Proceeds) to 001-100-632 (Vehicle Expense)

Your consideration and approval will be greatly appreciated.

CC: Anna Robbins

Attachments (1)

115 west school street • ridgeland, ms 39157
ph: 601.856.2121 • www.ridgelandms.org

Gene F. McGee, cmo - mayor • John R. Neal - chief of police
board of aldermen: D.I. Smith, cmo - at-large • Ken Heard, cmo - ward 1 • Chuck Gautier, cmo, mayor pro tempore - ward 2
Kevin Holder, cmo - ward 3 • Brian P. Ramsey, cmo - ward 4 • Scott Jones, cmo - ward 5 • Wesley Hamlin, cmo - ward 6

PAYMENT NO 1 09 745459 J
PAYMENT AMOUNT \$2,564.26
ISSUE DATE 11-02-2016
AUTHORIZED BY VANCLEAVE, JEFF
PHONE (855) 341-8184

CLAIM NO 24-8T24-554
LOSS DATE 06-17-2016
POLICY NO 2595-876-24
INSURED POWERS, DAVID &

CITY OF RIDGELAND
PO BOX 875
RIDGELAND MS 39158-0875

REMARKS Attention: Anna Robbins

COVERAGE DESCRIPTION
PROPERTY DAMAGE LIABILITY

ON BEHALF OF
CITY OF RIDGELAND

AMOUNT
2,564.26

RETAIN STUB FOR RECORDS



STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY

PROPERTY DAMAGE

PROP B OFFICE - PCQ0611.P06GR

WELLS FARGO BANK, N.A. 64-975/612
171 17TH ST NW
ATLANTA, GA 30363

1 09 745459 J

CLAIM NO 24-8T24-554
LOSS DATE 06-17-2016

INSURED POWERS, DAVID &

DATE 11-02-2016
MM DD YYYY

****EXACTLY TWO THOUSAND FIVE HUNDRED SIXTY-FOUR AND 26/100 DOLLARS

\$*****2,564.26

Pay to the
Order of: CITY OF RIDGELAND

Michael J. Lyons
AUTHORIZED SIGNATURE
Jon C. Farney
AUTHORIZED SIGNATURE

SECURED DOCUMENT WATERMARK APPEARS ON BACK, HOLD AT 45° ANGLE FOR VIEWING

⑈0917745459⑈ ⑈061209756⑈ 2079900091274⑈

GREEN DROPOUT APPEARS ON FACE OF DOCUMENT

VOID IF GREEN COLORED BACKGROUND IS MISSING



January 9, 2016

TO: Mayor & Board of Aldermen

FROM: John R. Neal, Chief of Police

SUBJECT: Budget Amendment

On October 26, 2016, Regions Personal Money Order #2102619412 in the amount of \$500.00 and on December 1, 2016, Regions Personal Money Order #2102443551 in the amount of \$500.00 was deposited into account 001-000-333 (Investigative Fees) for reimbursement of investigative costs from defendants Monika Monese Reddick (RE: RPD case 2011009789) and Therman Lilix Howard, Jr (RE: RPD case 2012001058). I am requesting these funds be transferred as follows:

Transfer \$1,000.00 from 001-000-333 to 001-100-604 (Professional Fees)

Your consideration and approval of this request will be greatly appreciated.

CC: Anna Robbins

115 west school street • ridgeland, ms 39157
ph: 601.856.2121 • www.ridgelandms.org

Gene F. McGee, cmo - mayor • John R. Neal - chief of police
board of aldermen: D.J. Smith, cmo - at-large • Ken Heard, cmo - ward 1 • Chuck Gautier, cmo, mayor pro tempore - ward 2
Kevin Holder, cmo - ward 3 • Brian P. Ramsey, cmo - ward 4 • Scott Jones, cmo - ward 5 • Wesley Hamlin, cmo - ward 6



police department

January 9, 2017

TO: Mayor & Board of Aldermen

FROM: John R. Neal, Chief of Police

SUBJECT: Budget Amendment

The following surplus vehicles have been sold on GovDeals.com:

Asset ID	Inventory ID	Description	Net pay
772	100-1-578	2009 Impala	\$2,691.75
771	100-1-389	2004 Crown Vic	\$1,636.33
769	100-1-593	2009 Dodge Ram	\$1,396.75
TOTAL			\$5,724.83

I am requesting these funds be transferred as follows:

Transfer \$5,724.83 from 001-000-394 (Sale of Equipment) to 001-100-740 (Capital Vehicles)

Your consideration and approval of this request will be appreciated.

CC: Anna Robbins

115 west school street • ridgeland, ms 39157
ph: 601.856.2121 • www.ridgelandms.org

Gene F. McGee, cmo - mayor • John R. Neal - chief of police
board of aldermen: D.J. Smith, cmo - at-large • Ken Heard, cmo - ward 1 • Chuck Gautier, cmo, mayor pro tempore - ward 2
Kevin Holder, cmo - ward 3 • Brian P. Ramsey, cmo - ward 4 • Scott Jones, cmo - ward 5 • Wesley Hamlin, cmo - ward 6



January 9, 2016

TO: Mayor & Board of Aldermen

FROM: John R. Neal, Chief of Police

SUBJECT: Budget Amendment

On November 7, 2016, State of Mississippi check numbered 100325998 in the amount of \$7,200.00 was deposited into account 001-000-271 (Police Training Reimbursement) for reimbursement of law enforcement training completed by Officers Chris Green and Dylan Pritchard at Southern Regional Public Safety Institute (SRPSI). I am requesting these funds be transferred as follows:

Transfer \$7,200.00 from 001-000-271 to 001-100-681 (Training)

Your consideration and approval of this request will be greatly appreciated.

CC: Anna Robbins

115 west school street • ridgeland, ms 39157
ph: 601.856.2121 • www.ridgelandms.org

Gene F. McGee, cmo - mayor • John R. Neal - chief of police
board of aldermen: D.L. Smith, cmo - at-large • Ken Heard, cmo - ward 1 • Chuck Gautier, cmo, mayor pro tempore - ward 2
Kevin Holder, cmo - ward 3 • Brian P. Ramsey, cmo - ward 4 • Scott Jones, cmo - ward 5 • Wesley Hamlin, cmo - ward 6

OLD TOWN REALTY & APPRAISAL SERVICES, Inc.

Brent L. Johnston

January 9, 2017

Mayor Gene F. McGee
City of Ridgeland
304 Highway 51
Ridgeland, MS 39157

Dear Mayor McGee:

By means of this letter I am submitting my proposal for complete appraisal reports of Lot 3 and Lot 4 in the City Center Development of the City of Ridgeland.

In preparing these appraisals, I will research and gather comparable sales as a guide to valuing the lots. The reports will in all respects meet USPAP guidelines and requirements.

My fee for each appraisal would be \$1,800 or a total of \$3,600.

I very much appreciate the opportunity to present this proposal to you.

Sincerely,



Brent L. Johnston
MS Licensed General Appraiser #135

City of Ridgeland
City Center Property

Being a parcel of land situated in the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) Section 30, Township 7 North, Range 2 East, City of Ridgeland, Madison County, Mississippi and being out of and a part of a tract of land conveyed to the City of Ridgeland, Mississippi as described in Deed Book 2695, Page 360 and Deed Book 2690, Page 319 in the Chancey Clerk's Office of said Madison County, Mississippi and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar set at intersection of the Easterly right-of-way line of East Railroad Street, also known as Madison Drive and the South right-of-way line of the Natchez Trace Parkway, said point also being the Southwest Corner of Block 63 of the Town of Ridgeland, as recorded in Plat Cabinet A, Slide 1B in the office of the Chancery Clerk of Madison County, Mississippi.

Thence along the South right-of-way line of the Natchez Trace Parkway, run North 89 degrees 33 minutes 16 seconds East for a distance of 675.55 feet to a found Department of Interior concrete monument;

Thence along a Westerly right-of-way line of said Natchez Trace Parkway, run South 00 degrees 01 minutes 33 seconds West for a distance of 527.18 feet 1/2 inch rebar set on the Westerly line of U.S. Highway 51;

Thence along said Westerly line of Highway 51, run South 32 degrees 23 minutes 52 seconds West for a distance of 592.43 feet to a found 1/2 inch rebar with cap;

Thence continue along said Westerly line the following courses and distances:

South 57 degrees 35 minutes 07 seconds West for a distance 23.50 feet to a found 1/2 inch rebar with cap;

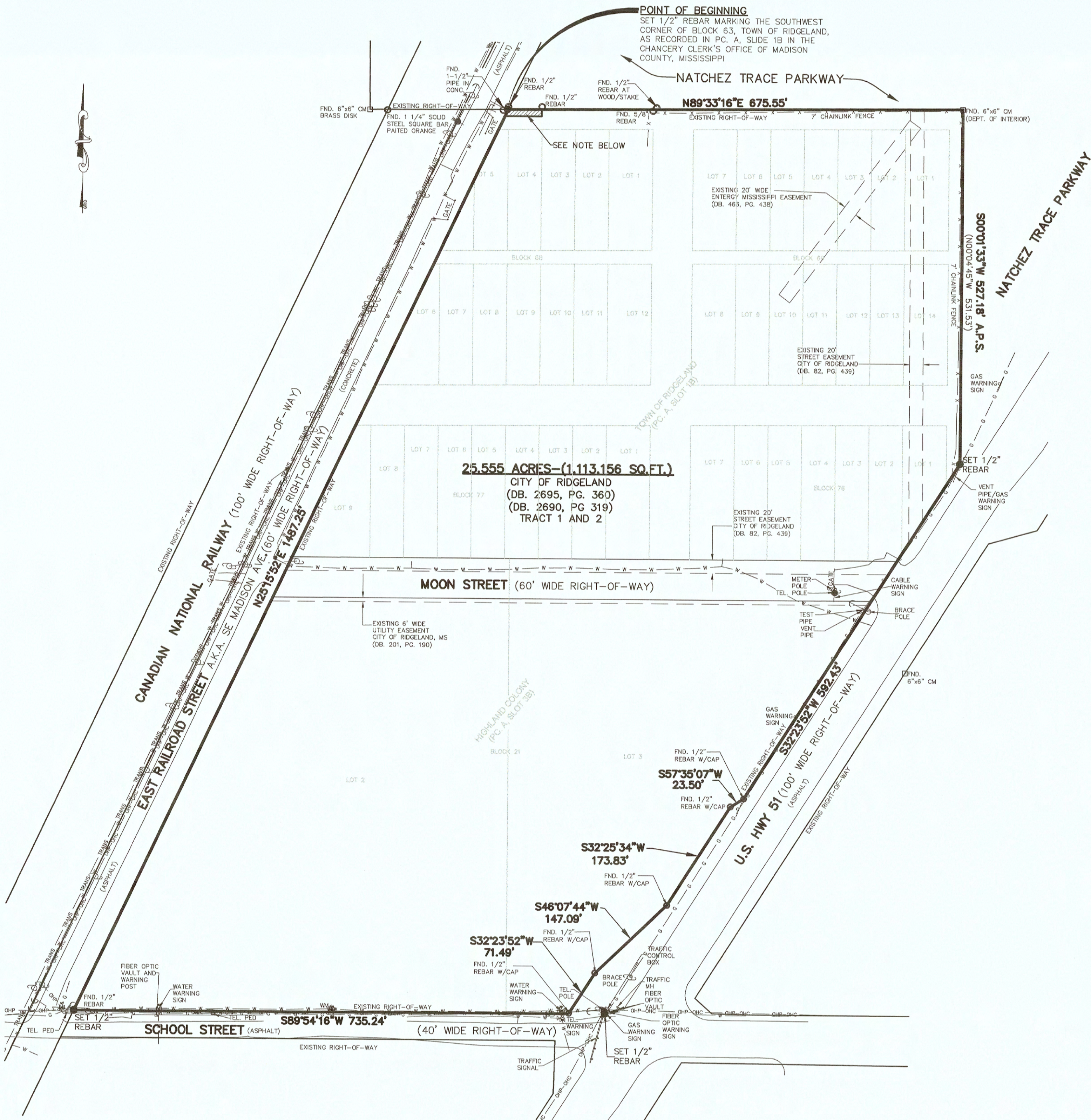
South 32 degrees 25 minutes 34 seconds West for a distance of 173.83 feet to a found 1/2 inch rebar with cap;

South 46 degrees 07 minutes 44 seconds West for a distance of 147.09 feet to a found 1/2 inch rebar with cap;

Thence run South 32 degrees 23 minutes 52 seconds West for a distance of 71.49 feet to a found 1/2 inch rebar with cap at the intersection of the North right-of-way line of School Street;

Thence along the North right-of-way line of said School Street, run South 89 degrees 54 minutes 16 seconds West for a distance of 735.24 feet to a 1/2 inch rebar set at the intersection of the Easterly right-of-way line of East Railroad Street (also known as S.E. Madison Avenue);

Thence along said Easterly right-of-way line of East Railroad Street, run North 25 degrees 15 minutes 52 seconds East for a distance of 1,487.25 feet to the **POINT OF BEGINNING** and containing 25.555 acres (1,113,155 square feet), more or less,



NOTE:
There has been no deed found or provided showing conveyance to the City of Ridgeland for a parcel of land measuring 10' x 50' and referenced as "Less and Except" in Special Warranty Deed recorded in Deed Book 162, Page 678. The parcel of land is identified as Tax Parcel 20 per the Madison County Tax Maps and lies in the very Northwest corner of the subject property.

A.P.S.
(BEARING AND DISTANCE)
— G — G —
— OHP — OHP —
— OHP—OHC —
— TRANS —
— W — W —

DENOTES "AS PER SURVEY"
DENOTES "RECORD BEARING AND DISTANCES"
DENOTES GAS LINE
DENOTES OVERHEAD POWER LINE
DENOTES OVERHEAD POWER AND OVERHEAD COMMUNICATION
DENOTES TRANSMISSION LINE
DENOTES WATER LINE

This property is situated in Zone "X" (unshaded), areas determined to be outside the 0.2% annual chance floodplain; according to Flood Insurance Rate Map Community Panel Number 28089C0567 F, Dated March 17, 2010.

Survey Class "B"

Horizontal control established on site by Waggoner Engineering, Inc. using Global Positioning System, (GPS) and based on the North American Datum 1983, (NAD83), MS. West Zone, U.S. Foot;

Said parcel may be subject to recorded, unrecorded or mis-indexed instruments or facts which would be revealed by a complete title examination of said parcel.

PLAT OF SURVEY FOR CITY OF RIDGELAND, MISSISSIPPI (25.555 ACRES—1,113,156 SQ.FT.)

SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 2 EAST, RIDGELAND, MADISON COUNTY, MISSISSIPPI.

WAGGONER
PERSPECTIVE. PASSION. INNOVATION.

143-A LeFleurs Square
Jackson, Mississippi 39211
(601)355-9526

DRAWN BY: LGO DATE: 1/3/17
REVIEWED BY: JWM SCALE: 1"=100'

SHEET NUMBER

1 OF 1

LEGAL DESCRIPTION

LOT 3 CITY CENTER DEVELOPMENT CITY OF RIDGELAND, MISSISSIPPI

Being a parcel of land situated in the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) Section 30, Township 7 North, Range 2 East, City of Ridgeland, Madison County, Mississippi and being out of and a part of a tract of land conveyed to the City of Ridgeland, Mississippi as described in Deed Book 2690, Page 319 (Tracts 1 and 2) in the Chancery Clerk's Office of said Madison County, Mississippi and being more particularly described as follows:

COMMENCING at a 1/2" rebar found marking the Southwest Corner of Block 63 of the Town of Ridgeland, as recorded in Plat Cabinet A, Slide 1B in the Office of the Chancery Clerk of Madison County, Mississippi.

THENCE run East, 554.66 feet to a point;

THENCE run South, 712.01 feet to a pk nail set on the Westerly right-of-way line of U.S. Highway 51, also being the most Easterly corner and the POINT OF BEGINNING of the herein described parcel;

Thence along said Westerly right-of-way line, run South 32° 23' 52" West, for a distance of 313.21 feet to a 1/2" rebar set with cap;

Thence leaving the Westerly right-of-way line of U.S. Highway 51, run North 57° 30' 43" West, for a distance of 144.76 feet to a 1/2" rebar set with cap;

Thence run South 32° 29' 17" West, for a distance of 44.00 feet to a 1/2" rebar set with cap;

Thence run North 57° 30' 43" West, for a distance of 206.00 feet to a 1/2" rebar set with cap;

Thence run South 32° 29' 17" West, for a distance of 19.50 feet to a 1/2" rebar set with cap;

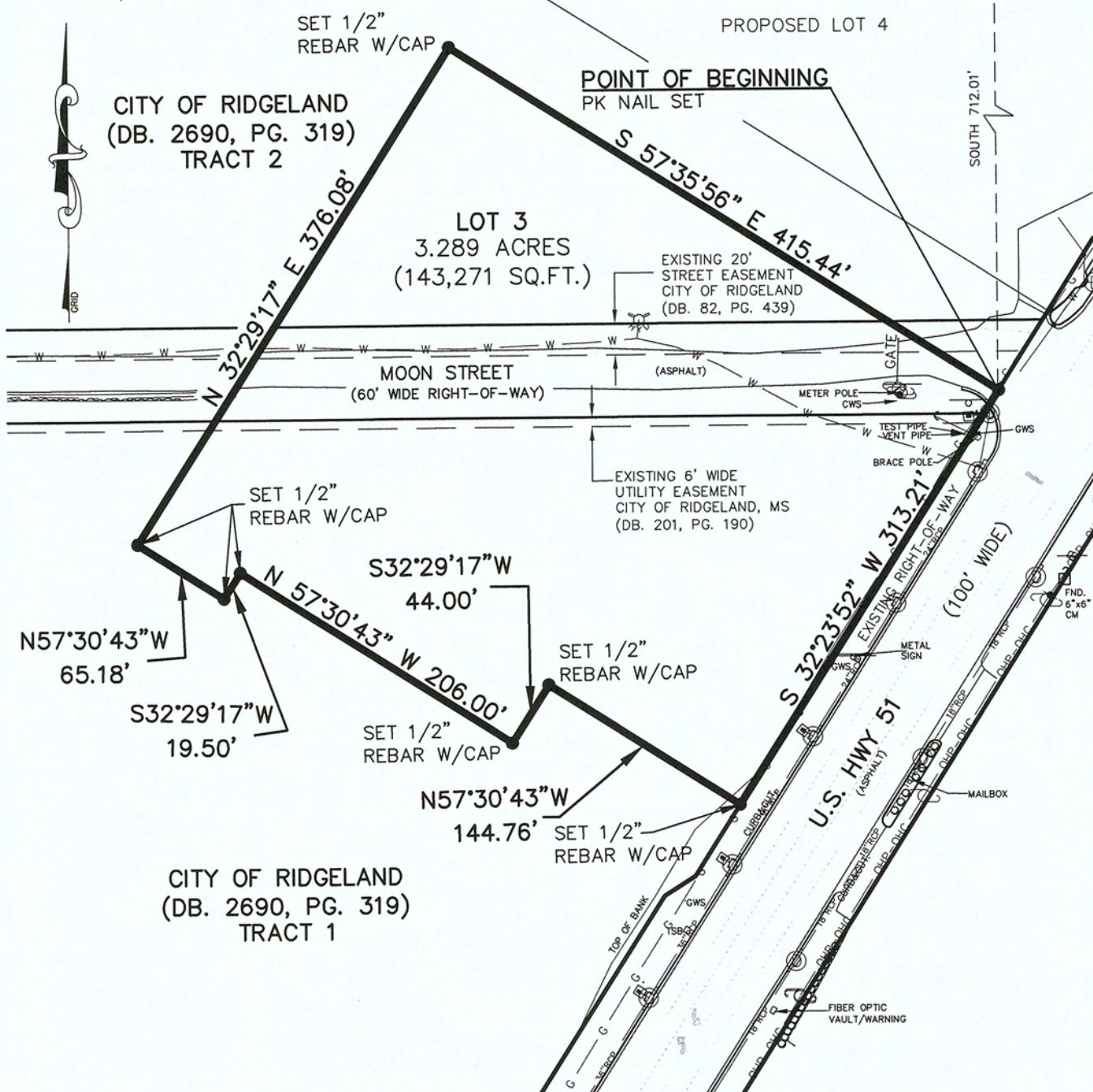
Thence run North 57° 30' 43" West, for a distance of 65.18 feet to a 1/2" rebar set with cap;

Thence run North 32° 29' 17" East, for a distance of 376.08 feet to a 1/2" rebar set with cap;

Thence South 57° 35' 56" East, for a distance of 415.44 feet to the POINT OF BEGINNING, containing 3.289 acres, (143, 271 square feet), more or less.

POINT OF COMMENCEMENT

FOUND 1/2" REBAR MARKING THE
SOUTHWEST CORNER OF BLOCK 63, TOWN OF
RIDGELAND, AS RECORDED IN PC. A, SLIDE 1B
IN THE CHANCERY CLERK OFFICE OF MADISON
COUNTY, MISSISSIPPI



This property is situated
in Zone "X" (unshaded),
areas determined to be
outside the 0.2% annual
chance floodplain;
according to Flood
Insurance Rate Map
Community Panel Number
28089C0567 F,
Dated March 17, 2010.

Survey Class " B "

Horizontal control established on
site by Waggoner Engineering, Inc.
using Global Positioning System,
(GPS) and based on the North
American Datum 1983, (NAD83),
MS. West Zone, U.S. Foot;

Said parcel may be subject to
recorded, unrecorded or mis-
indexed instruments or facts
which would be revealed by a
complete title examination of
said parcel.

James W. Millis
JAMES W. MILLIS, P.L.S.
Mississippi Registration No. 0248
Date of field survey: Dec. 20, 2016

PLAT OF SURVEY
CITY CENTER DEVELOPMENT—LOT 3
CITY OF RIDGELAND, MISSISSIPPI

SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST
QUARTER (NW 1/4) OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 2 EAST,
CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI.



143-A LeFleurs Square
Jackson, Mississippi 39211
(601)355-9526

DRAWN BY:	LGD	DATE:	1/03/17
REVIEWED BY:	JWM	SCALE:	1"=100'

SHEET NUMBER

1 OF 1

LEGAL DESCRIPTION

LOT 4 CITY CENTER DEVELOPMENT CITY OF RIDGELAND, MISSISSIPPI

Being a parcel of land situated in the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) Section 30, Township 7 North, Range 2 East, City of Ridgeland, Madison County, Mississippi and being out of and a part of a tract of land conveyed to the City of Ridgeland, Mississippi as described in Deed Book 2690, Page 319 (Tract 2) in the Chancery Clerk's Office of said Madison County, Mississippi and being more particularly described as follows:

COMMENCING at a 1/2" rebar found marking the Southwest Corner of Block 63 of the Town of Ridgeland, as recorded in Plat Cabinet A, Slide 1B in the Office of the Chancery Clerk of Madison County, Mississippi.

THENCE run East, 675.49 feet to a point;

THENCE run South, 87.97 feet to a 1/2" rebar set with cap on the Westerly right-of-way line of the Natchez Trace Parkway, also being the most Northerly corner and the POINT OF BEGINNING of the herein described parcel;

Thence along said Westerly right-of-way line, run South 00° 01' 33" West, for a distance of 433.95 feet to a 1/2" rebar set with cap on the Westerly right-of-way line of U.S. Highway 51;

Thence leaving the Westerly right-of-way line of the Natchez Trace Parkway and along said Westerly right-of-way line of U.S. Highway 51, run South 32° 23' 52" West, for a distance of 165.13 feet to a pk nail set;

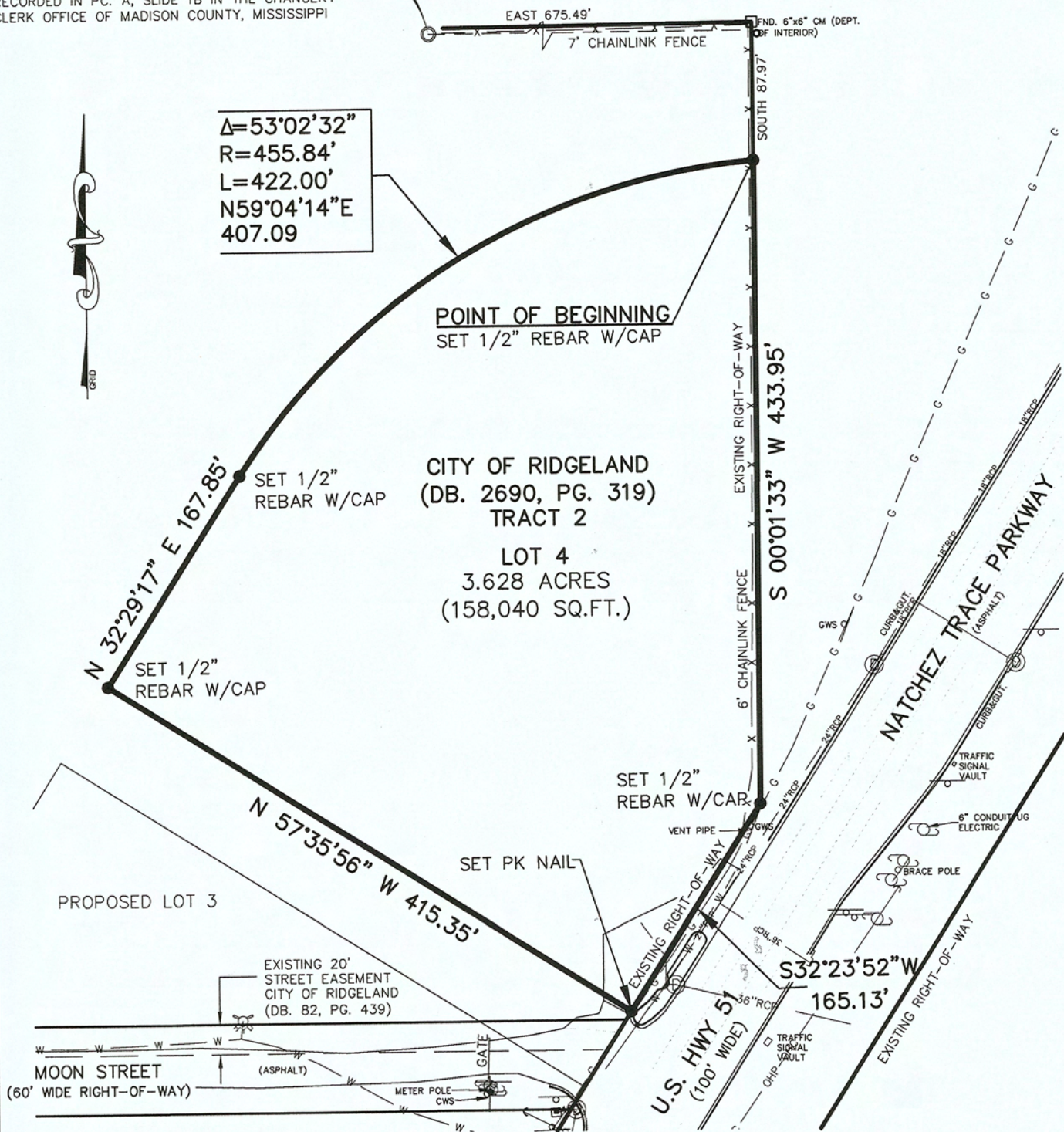
Thence leaving the Westerly right-of-way line of U.S. Highway 51, run North 57° 35' 56" West, for a distance of 415.35 feet to a 1/2" rebar set with cap;

Thence run North 32° 29' 17" East, for a distance of 167.85 feet to a 1/2" rebar set with cap on the arc of a curve to the left;

THENCE along the arc of a curve to the left, run 422.00 feet to the POINT OF BEGINNING, and containing 3.628 acres (158,040 square feet), more or less. Said curve having a radius of 455.84 feet, a central angle 53° 02' 32", a chord bearing of North 59° 04' 14" East, and a chord distance of 407.09 feet.

POINT OF COMMENCEMENT

FOUND 1/2" REBAR MARKING THE SOUTHWEST CORNER OF BLOCK 63, TOWN OF RIDGELAND, AS RECORDED IN PC. A, SLIDE 1B IN THE CHANCERY CLERK OFFICE OF MADISON COUNTY, MISSISSIPPI



This property is situated in Zone "X" (unshaded), areas determined to be outside the 0.2% annual chance floodplain; according to Flood Insurance Rate Map Community Panel Number 28089C0567 F, Dated March 17, 2010.

Survey Class " B "

Horizontal control established on site by Waggoner Engineering, Inc. using Global Positioning System, (GPS) and based on the North American Datum 1983, (NAD83), MS. West Zone, U.S. Foot;

Said parcel may be subject to recorded, unrecorded or mis-indexed instruments or facts which would be revealed by a complete title examination of said parcel.

JAMES W. MILLIS, P.L.S.
Mississippi Registration No. 02483
Date of field survey: Dec 10, 2016

PLAT OF SURVEY
CITY CENTER DEVELOPMENT—LOT 4
CITY OF RIDGELAND, MISSISSIPPI

SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 2 EAST, CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI.

WAGGONER
PERSPECTIVE. PASSION. INNOVATION.

143-A LeFleurs Square
Jackson, Mississippi 39211
(601)355-9526

DRAWN BY: LGD DATE: 1/03/17
REVIEWED BY: JWM SCALE: 1"=100'


SHEET NUMBER
1 OF 1



public works

MEMORANDUM

TO: The Mayor and Board of Aldermen

FROM: Christopher W. Bryson, P.E., City Engineer 

DATE: January 11, 2017

RE: **SUPPLEMENTAL AGREEMENT #3**
Preliminary Engineering Professional Services
Lake Harbour Drive Extension
HPP-8323-00(004)/LPA 104859-811000
City of Ridgeland, Madison County, Mississippi

We respectfully request the Mayor and Board of Aldermen approve the proposed Supplemental Agreement No. 3 for the subject Contract with Waggoner Engineering, Inc. in the amount of **\$80,222.17**, pending MDOT written concurrence. Approval of this Supplemental Agreement No. 3 will increase the Total Contract Amount for Preliminary Engineering Professional Services to \$910,780.17. This proposed Supplemental Agreement No. 3 does not extend the Contract Term. The Contract Term currently expires on December 31, 2017 per Supplemental Addendum No. 3 executed December 8, 2016.

This Supplemental Agreement No. 3 was previously presented to the Board at the December 22, 2016 meeting; however, the MDOT requested revisions be made to the Consultant's scope of work which resulted in a reduced amount for the supplemental agreement. The scope of work included in this Supplemental Agreement No. 3 provides additional engineering services required for dividing the project into two separate phases of construction, Phase One being the Canadian National Railroad Box Culvert Replacement and Phase Two being the remainder of the Lake Harbour Drive Extension project to construct the road and bridge improvements. The additional engineering services provided within this agreement include:

- ☐ Preparation of Phase One MDOT Office Review Submittal
- ☐ Preparation of Phase One MDOT PS&E Submittal
- ☐ Phase One Bidding Services
- ☐ Phase One Contracting Services
- ☐ Preparation of Phase Two, Updated MDOT Office Review Submittal
- ☐ Coordination with Canadian National Railroad and MDOT for updated construction documents approval
- ☐ Permitting Services for coordinating updated construction documents to Permitting Agencies

This Agreement cannot be fully executed without prior written MDOT concurrence. We submitted hard copies of this agreement and requested MDOT Concurrence on Thursday, January 5, 2017. Upon receiving this concurrence, we will provide you with the Consultant signed Agreement for final execution.

Thank you for your consideration of our request. Please contact me if you have any questions.

Cc: John M. McCollum, Public Works Director

mailing address: p.o. box 217 • ridgeland, ms 39158
street address: 304 highway 51 • ridgeland, ms 39157
ph: 601.853.2027 • fax: 601.853.2019 • www.ridgelandms.org

Gene F. McGee, cmo - mayor • John M. McCollum - director of public works

board of aldermen: D.I. Smith - at-large • Ken Heard, cmo, mayor pro tempore - ward 1 • Chuck Gautier - ward 2
Kevin Holder, cmo - ward 3 • Brian P. Ramsey, cmo - ward 4 • Scott Jones, cmo - ward 5 • Wesley Hamlin, cmo - ward 6

Created - 11/01/08

Revised - 11/11/16

Preliminary Engineering Contract Supplemental Agreement boilerplate

Between the
City of Ridgeland, Mississippi
And
Waggoner Engineering, Inc

SUPPLEMENTAL AGREEMENT NO. 3

Lake Harbour Drive Extension Between US Highway 51 and Highland Colony Parkway
Madison County

Project No. HPP-8323-00(004)LPA/104859-811000

WHEREAS, Waggoner Engineering, Inc (the CONSULTANT) entered into the Engineering Services Contract with the City of Ridgeland (the LPA) on the September 28, 2012, to perform construct a transportation and transit corridor and road system between US Highway 51 and Highland Colony Parkway as provided for in Project No. HPP-8323-00(004)LPA/104859-811000 (the PROJECT); and,

WHEREAS, the CONSULTANT has been requested to provide additional services resulting from a change in the scope of the project as a result of the creation of a separate project to Design and build the box culvert for Purple Creek crossing under the existing Canadian National railroad and the proposed Lake Harbour Drive Extension; and,

WHEREAS, the LPA agrees that the CONSULTANT is entitled to additional compensation for Additional Services (Extra Work) as required by the LPA; and

WHEREAS, the CONSULTANT agrees to perform the Extra Work for an additional cost not to exceed \$80,222.17;

NOW THEREFORE, it is mutually agreed that the CONSULTANT will accomplish such Additional Services (Extra Work) in accordance with the Contract as modified herein and the LPA will compensate the CONSULTANT for services as follows:

Scope-of-Work

The CONSULTANT has been requested to provide additional services related to the PROJECT. The LPA now desires to separate the original Project into two (2) Projects to be constructed separately, the Box Culvert under the railroad and the Road segments as described below:

Box Culvert: The CONSULTANT shall calculate quantities, prepare summary and estimated quantities sheets, design erosion control and prepare erosion control plan sheets, perform QA/QC, prepare office review plans submittal, attend office review, revise plans per office review comments, prepare PS&E package, submit PS&E (LPA to provide right of way certifications for insertion into PS&E package), assist LPA with advertising, attend pre-bid meeting, attend bid opening, receive and evaluate bids, coordination office review, pre-bid, bid phase, and low bidder recommendation with the Canadian National Railroad and the Mississippi Department of Transportation,

Created - 11/01/08

Revised - 11/11/16

Preliminary Engineering Contract Supplemental Agreement boilerplate

Roadway: Upon completion of box culvert construction, LPA to provide updated DTM within the limits of the box culvert construction site. Consultant will reevaluate roadway cross sections and revise earthwork quantities to reflect as built conditions relative to box culvert construction site.

The Maximum Allowable Cost shall be amended to add the sum of \$80,222.17 so the revised total Maximum Allowable Contract Costs is **\$ 910,780.17**. The new Maximum Allowable Cost is delineated below in the Fee and Expense Schedule.

Fees and Expenses Schedule:

	Labor	Direct Cost	Fixed Fee	FCCM	Subconsultants	Phase Total
Original	\$445,817.00	\$8,731.00	\$53,468.00	\$1,136.00	\$239,834.00	\$ 749,016.00
SA #1	-	-	-	-	-	-
SA#2	\$72,729.00		\$8,727.00	\$86.00		\$ 81,542.00
SA#3	\$71,535.84		\$8,584.30	\$102.03		\$80,222.17
Totals	\$590,081.84	\$8,731.00	\$70,779.30	\$1,324.03	\$239,834.00	\$ 910,780.17

This Supplemental Agreement in no way modifies or changes the original of which it becomes a part except as specifically stated herein.

Dated, the _____ day of _____, 2016.

City of Ridgeland

Gene F. McGee, Mayor, LPA Project Official

Dated, the _____ day of _____, 2016.

Waggoner Engineering, Inc



Hunter Arnold, P.E. - Vice President

Summary

Termini
City of Ridgeland, Madison County, Mississippi
Project Number HPP-8323-00(004)/104888-811000
Waggoner Engineering, Inc.
12/7/2018

	Man-Hours	Sub-Consultants Fee	Salary Cost	Overhead	FCCM	Total Labor Cost	Direct Cost	Fixed Fee	Total Cost
Activation									
Meetings	257		\$11,341.79	\$22,851.44	\$48.77	\$34,242.00		\$4,103.19	\$38,345.19
Environmental									
Geotechnical									
Roadway	114		\$4,612.77	\$9,293.81	\$19.83	\$13,926.41		\$1,668.79	\$15,595.20
Bridge									
Hydraulics									
Survey									
PS&E/Advertisement	231		\$7,773.66	\$15,662.37	\$33.43	\$23,469.46		\$2,812.32	\$26,281.78
Total	602		\$23,728.22	\$47,807.62	\$102.03	\$71,637.87		\$8,584.30	\$80,222.17

Grand Total \$80,222.17

Notes: Project information at the top of this sheet is linked to all the tabs in the workbook, so it only has to be filled out on this page.

All hour and fee amounts for each tab are linked to this summary page. If more tabs are needed for additional work or sub-consultant fees, please link to this page and highlight in red font.

All links and formulas contained in this workbook are included for convenience only. It is the consultant's responsibility to ensure all information is accurate prior to submittal.

Task items in each tab should not be considered as an exhaustive list of potential items of work. Please insert any line items that are considered to be project specific rather than absorbing the hours in items already listed.

Meetings Sheet

Termini

City of Ridgeland, Madison County, Mississippi

Project Number HPP-3323-00(004)/104859-811000

Waggoner Engineering, Inc.

12/7/2016

MDOT Process Item Description	No.	Estimated Hours								Total Hours
	Sheets	CEO	President	Principal	Project Manager	Discipline Manager	Engineer Intern	Designer	Admin II	
Field Review										
Print and Distribute Plans										
Conduct Plan in Hand review										
Prepare Field Review Report										
Office Review										
Print Plans and Specifications										
Compile Design Notebook										
Prepare ROW/Util Status Report					1.0	2.0	12.0		8.0	23.0
Conduct Plan Review				1.0	4.0	4.0				9.0
Prepare Office Review Report				1.0	2.0	2.0	8.0			13.0
LPA Coordination		12.0	4.0	4.0	24.0	16.0				60.0
MDOT Coordination					12.0	12.0				24.0
ICCN RR Coordination		4.0			12.0	12.0				28.0
PS&E Assembly										
LPA Coordination		2.0	2.0		10.0	16.0				30.0
MDOT Coordination					10.0	16.0				26.0
ICCN RR Coordination		4.0			10.0	16.0				30.0
Quality Control			2.0	2.0	10.0					14.0
Totals	0.0	22.0	8.0	8.0	95.0	96.0	20.0	0.0	8.0	257.0
Total Hours		22.0	8.0	8.0	95.0	96.0	20.0		8.0	257.0

Raw Labor Rates

Labor Cost

\$94.34

\$70.84

\$70.84

\$37.69

\$39.45

\$29.56

\$30.83

\$21.74

173.9

\$11,341.79

2075.5

568.7

568.7

3580.8

3787.2

581.2

Overhead

%

201.48%

\$22,851.44

Fixed Fee

%

12.00%

\$4,103.19

FCCM Overhead

%

0.45%

\$48.77

Direct Costs:

Mileage

Meals

Lodging

Postage

Supplies

Reproductions

Other

(See State Trip or Handbook)

Qty

Unit Price¹

Total Direct Costs:

Prime Total

\$38,345.19

Subconsultant A

Subconsultant B

Subconsultant Total

Project Total

\$38,345.19

Roadway Sheet

Termini

City of Ridgeland, Madison County, Mississippi

Project Number HPP-8323-00(004)/104859-811000

Waggoner Engineering, Inc.

12/7/2016

MDOT Process Item Description	No				Estimated Hours					
	Sheets	CEO	President	Principal	Project Manager	Discipline Manager	Engineer Intern	Designer	Admin II	Total Hours
Field Review										
Horizontal Alignment Design										
Mainline										
Vertical Alignment Design										
Mainline-New Alignment and/or Regrade Existing Lines										
Cross Sections										
Run Pattern Lines										
Cut Existing Cross Sections										
Evaluate/Run Shape Files										
Determine Proposed Template Criteria										
Generate Proposed Templates										
Determine Constructability Issues										
Adjust Cross Sections For Revised Bridge Recommendations										
Phase Construction Details										
Preliminary Earthwork Calculations										
Plan Profile Sheets										
Sheet Clean-Up and Organization										
Add Notes, Bridges, & Pipes in Profile View										
Adjust Profile for Revised Bridge Recommendations										
Erosion Control Sheets										
Miscellaneous Sheets										
Special Design Sheets										
Conceptual Permanent Striping										
Conceptual Permanent Signing Plan										
Traffic Control Plan										
Evaluate Construction Phasing										
TCP Sheets										
TCP Typical Sections										
Revise Plans Per Conceptual Review										
QA/QC										
Office Review										
Typical Sections										
Revise Cross Sections (Post Box Culvert)										
Summary of Quantity Sheets										
Create SO Sheets							4.0			4.0
Select Appropriate Pay Items						2.0	4.0			6.0
Add Footnotes						2.0	4.0			6.0
Estimated Quantity Sheets										
Earthwork (phased if necessary)								4.0		4.0
Drainage Structures						1.0	1.0			2.0
Permanent Erosion Control										
Traffic Control										
Pavement Marking (permanent and temporary)										
Removal Items										
Side Drains										
Guardrail										
Junction Boxes										
Box Culverts						1.0	2.0			3.0
Incidental Construction Items										
Quantity Calculations						4.0	8.0	8.0		20.0
Revise Plans per MDOT Updates										
Plan Profile Sheets										
Sheet Clean-up and Organization							2.0			2.0
Design & Place Permanent Erosion Control Items						2.0	4.0	4.0		10.0

Roadway Sheet

Termini

City of Ridgeland, Madison County, Mississippi

Project Number HPP-8323-00(004)/104859-811000

Waggoner Engineering, Inc.

12/7/2016

Place Earthwork Information (phased if necessary)										
Traffic Control Detail Sheets										
Develop Phasing Narrative (if necessary)										
Construction Signing Detail										
TCP Sheets										
TCP Typical Sections										
Address Corrections From MDOT TCP Check										
Special Design Sheets										
Erosion Control Sheets (including plan-profile EC sheets)						1.0	4.0			5.0
Project Management	4.0	4.0	8.0	20.0						36.0
QA/QC			2.0	4.0	4.0					10.0
Submit Office Review Plans										
2 Multi-Page PDF Files For Plans & Cross Sections							2.0	2.0		4.0
Complete/Submit Phase B Checklist						2.0				2.0
Submit Quantity Calculations (1 multi-page pdf)										
Submit CADD Files										
Total Hours:	4.0	4.0	10.0	24.0	19.0	35.0	18.0			114.0

Raw Labor Rates
Labor Cost

\$94.34	\$70.84	\$70.84	\$37.89	\$38.45	\$29.56	\$30.83	\$21.74	
377.4	283.4	708.4	904.8	749.6	1034.6	554.9		\$4,612.77

Overhead	%	201.48%	\$9,293.81
Fixed Fee	%	12.00%	\$1,868.79
FCCM Overhead	%	9.43%	\$19.83

Direct Costs: Qty. Unit Price¹

Mileage

Mileage

Lodging

Postage

Supplies

Reproductions

Other

¹ See State Travel Manual/Link

Total Direct Costs:

Prime Total **\$15,595.20**

Subconsultant A

Subconsultant B

Subconsultant Total

Project Total **\$15,595.20**

PS&E / Advertisement
Termini
City of Ridgeland, Madison County, Mississippi
Project Number HPP-8323-00(004)/104859-811000
Waggoner Engineering, Inc.
12/7/2016

MDOT Process Description	Item	Estimated Hours									
		No. Sheets	CEO	President	Principal	Project Manager	Discipline Manager	Engineer Intern	Designer	Admin II	Total Hours
PS&E Assembly											
	Right of Way Certification								2.0	2.0	
	Utility Certification										
	Encroachment Certification										
	Hazardous Waste Certification										
	Asbestos Abatement Certification										
	Compose Letters					5.0			4.0	10.0	
	Compile Forms										
	Print Plans							8.0	8.0	24.0	
	Assemble Specifications						15.0		8.0	34.0	
	Material Checklist					0.0	2.0	8.0		10.0	
	Project Management		2.0	2.0		12.0			2.0	4.0	
	MDOT Coordination									15.0	
Advertisement											
	Print Plans and Specifications							8.0	8.0	24.0	
	Prepare Advertisement					4.0				12.0	
	Bidder Coordination - attend pre-bid					6.0	15.0	8.0		42.0	
	Receive & Evaluate Bids					2.0	8.0			18.0	
	Assemble Bids and Submit				1.0	2.0	4.0			15.0	
	Quality Control				1.0	4.0	4.0			9.0	
	Project Management		2.0	2.0		8.0				12.0	
Totals		0.0	4.0	4.0	3.0	48.0	54.0	32.0	16.0	70.0	
Total Hours			4.0	4.0	3.0	48.0	54.0	32.0	16.0	70.0	
	Raw Labor Rates		\$94.34	\$70.84	\$70.84	\$37.89	\$39.45	\$29.56	\$30.83	\$21.74	
	Labor Cost		377.4	283.4	212.5	1809.1	2130.3	945.9	493.3	1521.8	
										\$7,773.66	

Overhead	%	201.48%	\$15,662.37
Fixed Fee	%	12.00%	\$2,812.32
FCCM Overhead	%	0.43%	\$33.43

Direct Costs:	Qty.	Unit Price ¹
Mileage		
Meals		
Lodging		
Postage		
Supplies		
Reproductions		
Other		

¹See State Travel Handbook.

Total Direct Costs:

Prime Total \$26,281.78


Subconsultant A
Subconsultant B
Subconsultant Total

--

Project Total \$26,281.78

MEMORANDUM

TO: The Mayor and Board of Aldermen

FROM: Christopher W. Bryson, P.E., City Engineer 

DATE: January 11, 2017

RE: **CONTRACTOR PAYMENT REQUEST NO. 8**
DWSIRLF & EPA REIMBURSEMENTS
Samuels Lane Water Supply Well
DWI-L450013-02-0 – CFDA#66.468; EPA Award XP-95416710-5

We respectfully request the Mayor and Board of Aldermen approve payment in the amount of \$215,781.10 to Griner Drilling Service, Inc. for work completed on the above referenced project during the period of November 20, 2016 to January 8, 2017. During this payment period the Contractor completed installation of the well's disinfection system, electrical and control system, building air conditioner, crushed limestone site surface, and site fencing. At the end of this pay period, 96% of the overall project has been completed during 97% of the allowable Contract Time.

The Drinking Water Systems Improvements Revolving Loan Fund (DWSIRLF) Program will reimburse \$147,874.79 of this Contractor Payment Request. The EPA Special Appropriations Grant will reimburse \$67,906.31 of the payment request. EPA reimbursements have been received for Contractor Payment Requests No. 1 through No. 6 in the total amount of \$93,332.10. DWSIRLF reimbursements have been received for Contractor Payment Requests No. 1 through No. 6 in the total amount of \$600,414.50. Upon making this payment to the Contractor, there will be \$307,640.34 due from DWSIRLF and \$141,273.04 due from EPA in reimbursements.

Upon your approval, the Mayor will need to sign all four copies of the EPA and DWSIRLF Reimbursement Request forms as our Authorized Official Representative. The executed documents should then be given to Public Works for distribution to EPA and State Revolving Loan Fund Program.

Thank you for your consideration of our request. Please contact me if you have any questions.

Cc: John M. McCollum, Public Works Director

mailing address: p.o. box 217 • ridgeland, ms 39158
street address: 304 highway 51 • ridgeland, ms 39157
ph: 601.853.2027 • fax: 601.853.2019 • www.ridgelandms.org

Gene F. McGee, cmo - mayor • John M. McCollum - director of public works

board of aldermen: D.I. Smith - at-large • Ken Heard, cmo, - ward 1 • Chuck Gautier, mayor pro tempore - ward 2
Kevin Holder, cmo - ward 3 • Brian P. Ramsey, cmo - ward 4 • Scott Jones, cmo - ward 5 • Wesley Hamlin, cmo - ward 6

SUMMARY SHEET
PR#8 MONTHLY PAY ITEM TABULATION
SAMUELS LANE WATER SUPPLY WELL
CITY OF RIDGELAND, MISSISSIPPI
January 11, 2017
PROJECT NO. WS-13-00

NOTICE TO PROCEED		April 6, 2015
CONTRACT TIME, CALENDAR DAYS		666
PAY PERIOD ENDING DATE		January 8, 2017
CONTRACT TIME THRU PAY PERIOD		643
ORIGINAL CONTRACT AMOUNT	\$	1,244,807.00
ADDITIONS	\$	-
DEDUCTIONS	\$	-
ADJUSTED CONTRACT AMOUNT TO DATE	\$	1,244,807.00
COST OF WORK PERFORMED TO DATE	\$	1,190,168.40
STORED MATERIALS	\$	-
RETAINAGE (5%)	\$	59,508.42
SUBTOTAL	\$	1,130,659.98
PREVIOUS PAYMENTS TOTAL	\$	914,878.88
AMOUNT DUE THIS PAYMENT, PR#8	\$	215,781.10
REIMBURSEMENTS DUE THIS PAYMENT		
TOTAL AMOUNT UNREIMBURSED	\$	215,781.10
DWSIRLF AMOUNT THIS PAYMENT, 68.53%, PR#6	\$	147,874.79
EPA AMOUNT THIS PAYMENT, 31.47%, PR#8	\$	67,906.31
DWSIRLF AMOUNT PREVIOUS, 68.53%	\$	600,414.50
EPA AMOUNT PREVIOUS, 31.47%	\$	93,332.10
CONTRACT WORK % COMPLETE		96%
CONTRACT TIME % COMPLETE		97%
AHEAD OF SCHEDULE		
BEHIND SCHEDULE		

SAMUELS LANE WATER SUPPLY WELL
CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI
EPA AWARD XP-95416710-5
DWSIRLF NO. DWI-L450013-02

Notice to Proceed Monday, April 06, 2015
Contract Time, Calendar Days 666
Contract End Date Tuesday, January 31, 2017
Original Contract Amount \$1,244,807.00

Today's Date Wednesday, January 11, 2017

CONTRACTOR AMOUNTS

Contractor Payment Request No.	1	2	3	4	5
EPA RFR No.	3	4	4	5	6
DWSIRLF No.	1	2	2	3	3
Pay Period Begin Date	Friday, May 01, 2015	Saturday, June 20, 2015	Sunday, September 20, 2015	Tuesday, October 20, 2015	Friday, November 20, 2015
Pay Period End Date	Saturday, June 20, 2015	Sunday, September 20, 2015	Tuesday, October 20, 2015	Friday, November 20, 2015	Wednesday, April 20, 2016
Work Completed to Date	\$ 37,450.00	\$ 132,450.00	\$ 528,741.00	\$ 588,854.00	\$ 624,628.00
Retainage	\$ (1,872.50)	\$ (6,622.50)	\$ (26,437.05)	\$ (29,442.70)	\$ (31,231.40)
Subtotal	\$ 35,577.50	\$ 125,827.50	\$ 502,303.95	\$ 559,411.30	\$ 593,396.60
Previous Payments Total	\$ -	\$ 35,577.50	\$ 125,827.50	\$ 502,303.95	\$ 559,411.30
Amount Due this Pay Period	\$ 35,577.50	\$ 90,250.00	\$ 376,476.45	\$ 57,107.35	\$ 33,985.30
EPA Grant, 31.47%	\$ 11,196.24		\$ 25,665.26	\$ 17,971.68	\$ 10,695.17
DWSIRLF Loan, 68.53%	\$ 36,318.27		\$ 319,910.64	\$ -	\$ 62,425.79

EPA AMOUNTS

Total Grant Amount	\$ 579,000.00	\$ 579,000.00	\$ 579,000.00	\$ 579,000.00	\$ 579,000.00
To Date Grant Used Amount	\$ 294,525.83	\$ 294,525.83	\$ 320,191.09	\$ 338,162.77	\$ 348,857.95
Grant Retainage	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
Net Grant Available Amount	\$ 259,474.17	\$ 259,474.17	\$ 233,808.91	\$ 215,837.23	\$ 205,142.05
Wheatley & Samuels Combined Total Amount	\$ 1,759,951.70	\$ 1,759,951.70	\$ 1,759,951.70	\$ 1,759,951.70	\$ 1,759,951.70
Wheatley & Samuels Combined To Date Amount	\$ 552,594.70	\$ 647,594.70	\$ 1,043,885.70	\$ 1,103,998.70	\$ 1,139,772.70
Wheatley Street Total Construction Amount	\$ 515,144.70	\$ 515,144.70	\$ 515,144.70	\$ 515,144.70	\$ 515,144.70
Wheatley Street EPA Funded Amount, 55%	\$ 283,329.59	\$ 283,329.59	\$ 283,329.59	\$ 283,329.59	\$ 283,329.59
Samuels Lane Well Total Contract Amount	\$ 1,244,807.00	\$ 1,244,807.00	\$ 1,244,807.00	\$ 1,244,807.00	\$ 1,244,807.00
Samuels Lane Well EPA Funded Amount	\$ 284,474.17	\$ 295,670.41	\$ 295,670.41	\$ 295,670.41	\$ 295,670.41
k. Construction and Improvement Costs	\$ 550,722.20	\$ 640,972.20	\$ 1,017,448.65	\$ 1,074,556.00	\$ 1,108,541.30
n. Total Cumulative to Date, = k.	\$ 550,722.20	\$ 640,972.20	\$ 1,017,448.65	\$ 1,074,556.00	\$ 1,108,541.30
p. Net Cumulative to Date, = n.	\$ 550,722.20	\$ 640,972.20	\$ 1,017,448.65	\$ 1,074,556.00	\$ 1,108,541.30
q. Federal Share to Date, 31.47% of p.	\$ 173,312.28	\$ 201,713.95	\$ 320,191.09	\$ 338,162.77	\$ 348,857.95
q, s, & t. conflict due to amount paid in Wheatley Project at 55% match					
s. Total Federal Share, = q.	\$ 173,312.28	\$ 201,713.95	\$ 320,191.09	\$ 338,162.77	\$ 348,857.95
q, s, & t. conflict due to amount paid in Wheatley Project at 55% match					
t. Federal Payments Previously Requested	\$ 283,329.59	\$ 294,525.83	\$ 294,525.83	\$ 320,191.09	\$ 338,162.77
q, s, & t. conflict due to amount paid in Wheatley Project at 55% match					
u. Amount Requested for Reimbursement, s. - t.	\$ (110,017.31)	\$ (92,811.88)	\$ 25,665.26	\$ 17,971.68	\$ 10,695.17
v. Percentage of Physical Completion of Project	31%	37%	59.31%	63%	65%

DWSIRLF AMOUNTS

a. Construction Total	\$ 35,577.50	\$ 125,827.50	\$ 502,303.95	\$ 559,411.30	\$ 593,396.60
a. Construction Total, Eligible Amount Requested	\$ 24,381.27	\$ 86,229.59	\$ 344,228.90	\$ 383,364.56	\$ 406,654.69
f. Allowance for Facilities P/D	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
i. Total	\$ 36,381.27	\$ 98,229.59	\$ 356,228.90	\$ 395,364.56	\$ 418,654.69
j. DWSIRLF Previous Payments Total	\$ -	\$ 36,318.26	\$ 36,318.26	\$ 356,228.90	\$ 356,228.90
k. DWSIRLF Amount Requested for Payment	\$ 36,318.26	\$ -	\$ 319,910.64	\$ 39,135.67	\$ 62,425.79

SAMUELS LANE WATER SUPPLY WELL
CITY OF RIDGELAND, MADISON COUNTY, MISSISSI
EPA AWARD XP-95416710-5
DWSIRLF NO. DWI-L450013-02

CONTRACTOR AMOUNTS					\$ to Contractor	
Contractor Payment Request No.	5	6	7	8		
EPA RFR No.	6	7	8	9		
DWSIRLF No.	4	5	6	7		
Pay Period Begin Date	Saturday, June 20, 2015	Wednesday, April 20, 2016	Monday, June 20, 2016	Tuesday, November 08, 2016		
Pay Period End Date	Wednesday, April 20, 2016	Monday, June 20, 2016	Monday, November 07, 2016	Sunday, January 08, 2017		
Work Completed to Date	\$ 624,628.00	\$ 717,628.00	\$ 963,030.40	\$ 1,190,168.40		
Retainage	\$ (31,231.40)	\$ (35,881.40)	\$ (48,151.52)	\$ (59,508.42)		
Subtotal	\$ 593,396.60	\$ 681,746.60	\$ 914,878.88	\$ 1,130,659.98		
Previous Payments Total	\$ 593,396.60	\$ 593,396.60	\$ 681,746.60	\$ 914,878.88		
Amount Due this Pay Period	\$ -	\$ 88,350.00	\$ 233,132.28	\$ 215,781.10	\$ 1,142,659.98	\$ PAID TO CONTRACTOR
EPA Grant, 31.47%	\$ -	\$ 27,803.75	\$ 73,366.73	\$ 67,906.31	\$ 234,605.14	\$ PAID FROM EPA
DWSIRLF Loan, 68.53%	\$ 121,213.54	\$ 60,546.26	\$ 159,765.55	\$ 147,874.79	\$ 908,054.83	\$ PAID FROM DWSIRLF
EPA AMOUNTS					\$ 0.00	\$ OWED TO COR
Total Grant Amount	\$ 579,000.00	\$ 579,000.00	\$ 579,000.00	\$ 579,000.00		
To Date Grant Used Amount	\$ 348,857.95	\$ 376,661.69	\$ 450,028.42	\$ 517,934.73		
Grant Retainage	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -		
Net Grant Available Amount	\$ 205,142.05	\$ 177,338.31	\$ 128,971.58	\$ 61,065.27		
Wheatley & Samuels Combined Total Amount	\$ 1,759,951.70	\$ 1,759,951.70	\$ 1,759,951.70	\$ 1,759,951.70		
Wheatley & Samuels Combined To Date Amount	\$ 1,139,772.70	\$ 1,232,772.70	\$ 1,478,175.10	\$ 1,705,313.10		
Wheatley Street Total Construction Amount	\$ 515,144.70	\$ 515,144.70	\$ 515,144.70	\$ 515,144.70		
Wheatley Street EPA Funded Amount, 55%	\$ 283,329.59	\$ 283,329.59	\$ 283,329.59	\$ 283,329.59		
Samuels Lane Well Total Contract Amount	\$ 1,244,807.00	\$ 1,244,807.00	\$ 1,244,807.00	\$ 1,244,807.00		
Samuels Lane Well EPA Funded Amount	\$ 295,670.41	\$ 295,670.41	\$ 295,670.41	\$ 295,670.41		
k. Construction and Improvement Costs	\$ 1,108,541.30	\$ 1,196,891.30	\$ 1,430,023.58	\$ 1,645,804.68		
n. Total Cumulative to Date, = k.	\$ 1,108,541.30	\$ 1,196,891.30	\$ 1,430,023.58	\$ 1,645,804.68		
p. Net Cumulative to Date, = n.	\$ 1,108,541.30	\$ 1,196,891.30	\$ 1,430,023.58	\$ 1,645,804.68		
q. Federal Share to Date, 31.47% of p.	\$ 348,857.95	\$ 376,661.69	\$ 450,028.42	\$ 517,934.73		
q, s, & t. conflict due to amount paid in Wheatley Project at 55% m						
s. Total Federal Share, = q.	\$ 348,857.95	\$ 376,661.69	\$ 450,028.42	\$ 517,934.73		
q, s, & t. conflict due to amount paid in Wheatley Project at 55% m						
t. Federal Payments Previously Requested	\$ 348,857.95	\$ 348,857.95	\$ 376,661.69	\$ 450,028.42		
q, s, & t. conflict due to amount paid in Wheatley Project at 55% m						
u. Amount Requested for Reimbursement, s. - t.	\$ -	\$ 27,803.75	\$ 73,366.73	\$ 67,906.31	\$ from EPA	
v. Percentage of Physical Completion of Project	65%	70%	84%	97%		
DWSIRLF AMOUNTS						
a. Construction Total	\$ 593,396.60	\$ 681,746.60	\$ 914,878.88	\$ 1,130,659.98		
a. Construction Total, Eligible Amount Requested	\$ 358,791.46	\$ 588,414.50	\$ 748,180.05	\$ 896,054.84		
f. Allowance for Facilities P/D	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00		
i. Total	\$ 370,791.46	\$ 600,414.50	\$ 760,180.05	\$ 908,054.84		
j. DWSIRLF Previous Payments Total	\$ 418,654.70	\$ 539,868.24	\$ 600,414.50	\$ 760,180.05		
k. DWSIRLF Amount Requested for Payment	\$ (47,863.24)	\$ 60,546.26	\$ 159,765.55	\$ 147,874.79	\$ from DWSIRLF	
	\$	\$ 470,473.37	\$ 593,920.67	\$ 741,795.45		

PAYMENT APPLICATION AND CERTIFICATE

Application No 8

1/8/2017

Period: Fro 11-7-16 to 1-8-17

Sheet 1 of 2

Project: City of Ridgeland Samuels Lane Water Supply

Contractor: Griner Drilling Service Inc.

126 Interstate Drive

Richland, MS 39218

1 Original Bid Amount		\$ 1,244,807.00
2 Modifications approved in previous applications:		
Additions: \$ _____ Deductions: \$ _____		\$ -
3 Modifications approved this period		
	(List Contract Modification Nos. _____)	
Additions: \$ _____ Deductions: \$ _____		\$ -
4 Net change by contract modifications	(Sum of lines 2 & 3)	\$ -
5 Revised contract amount:	(Sum of lines 1 & 4)	\$ 1,244,807.00
6 Total value of work to date	(Attached payment breakdown)	\$ 1,190,168.40
7 Percent Project Complete	(Line 6 divided by 5 x 100)	83%
8 Materials on hand	(Listing Attached)	\$ -
9 Partial payment undelivered equipment	(Listing Attached)	\$ -
10 Subtotal	(Sum of lines 6, 8, 9)	\$ 1,190,168.40
11 Less amount retained	(5%)	\$ (59,508.42)
12 Total amount retained to date		\$ (59,508.42)
13 Approved retainage reduction		\$ -
14 Subtotal	(Line 10 - Line 11)	\$ 1,130,659.98
15 Less previous certificates for payment	(Item 14 from Previous Application)	\$ 914,878.88
16 Current payment due	(Difference between lines 14 & 15)	\$ 215,781.10

The undersigned Contractor certifies that the Work covered by this application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by him for Work which previous Certificates for Payments were issued and payments received from the Owner, and that the current payments shown herein is now due.

Griner Drilling Service Inc.

Contractor

By

Date

I HEREBY ACKNOWLEDGE THAT THE MATERIAL AND LABOR INVOLVED ON THE ABOVE ESTIMATE ARE CORRECT AND PAYMENT IS DUE THE CONTRACTOR.

Engineer

By

Date

Item No.	Description	Units	Qty	Bid Amount		Previous Application		Current Application		Total-To-Date		% Complete	% Complete
				Unit Price	Ext. Total	Units	Amount	Units	Amount	Units	Amount	Current Appl	Total-To-Date
1	Mobilization	1	L.S.	\$35,000.00	\$35,000.00	0.95	\$ 33,250.00	0.00	\$ -	0.95	\$ 33,250.00	0.0%	95.0%
2	Removal of Structures	1	L.S.	\$5,200.00	\$5,200.00	1	\$ 5,200.00	0.00	\$ -	1.00	\$ 5,200.00	0.0%	100.0%
3	Abandonment of Existing Wells	2	E.A.	\$3,000.00	\$6,000.00	2	\$ 6,000.00	0.00	\$ -	2.00	\$ 6,000.00	0.0%	100.0%
4	Test Hole 1250'	1	L.S.	\$95,000.00	\$95,000.00	1	\$ 95,000.00	0.00	\$ -	1.00	\$ 95,000.00	0.0%	100.0%
5	For Depth Greater than 1250' ADD	10	L.F.	\$30.00	\$0.00	0	\$ -	0.00	\$ -	0.00	\$ -	0.0%	0.0%
6	For Depth Greater than 1250' Deduct	10	L.F.	\$15.00	\$0.00	0	\$ -	0.00	\$ -	0.00	\$ -	0.0%	0.0%
7	Test Well 1,165' w/Sealing and Testing	1	L.S.	\$45,000.00	\$45,000.00	1	\$ 45,000.00	0.00	\$ -	1.00	\$ 45,000.00	0.0%	0.0%
8	For Depth Greater than 1,165	10	L.F.	\$30.00	\$0.00	0	\$ -	0.00	\$ -	0.00	\$ -	0.0%	0.0%
9	For Depth Less than 1,165	10	L.F.	\$15.00	\$0.00	0	\$ -	0.00	\$ -	0.00	\$ -	0.0%	0.0%
10	Potable Water Supply Well 1,250', 130' of screen 750 GPM complete with	1	L.S.	\$566,130.00	\$566,130.00	0.98	\$ 554,807.40	0.00	\$ -	0.98	\$ 554,807.40	0.0%	98.0%
11	For Depth Greater than 1,250 ADD	10	L.F.	\$100.00	\$0.00	0	\$ -	0.00	\$ -	0.00	\$ -	0.0%	0.0%
12	For Depth Less than 1,250 Deduct	10	L.F.	\$50.00	\$0.00	0	\$ -	0.00	\$ -	0.00	\$ -	0.0%	0.0%
13	For Screen Length Greater than 130' ADD	10	L.F.	\$200.00	\$0.00	0	\$ -	0.00	\$ -	0.00	\$ -	0.0%	0.0%
14	For Screen Length Less than 130' ADD Deduct	10	L.F.	\$100.00	\$0.00	0	\$ -	0.00	\$ -	0.00	\$ -	0.0%	0.0%
15	For Lap Pipe Greater than 130' ADD	10	L.F.	\$150.00	\$0.00	0	\$ -	0.00	\$ -	0.00	\$ -	0.0%	0.0%
16	For Lap Pipe Less than 130' Deduct	10	L.F.	\$75.00	\$0.00	0	\$ -	0.00	\$ -	0.00	\$ -	0.0%	0.0%
17	Unclassified Excavation, FM	40	CY	\$125.00	\$5,000.00	20	\$ 2,500.00	0.00	\$ -	20.00	\$ 2,500.00	0.0%	50.0%
18	Borrowed Excavation, Contractor Furnished	40	CY	\$139.00	\$5,560.00	20	\$ 2,780.00	0.00	\$ -	20.00	\$ 2,780.00	0.0%	50.0%
19	Crushed Limestone, PM	100	CY	\$100.00	\$10,000.00	0	\$ -	92.73	\$ 9,273.00	92.73	\$ 9,273.00	92.7%	92.7%
20	Erosion Control Including Riprap	1	L.S.	\$8,900.00	\$8,900.00	0	\$ -	1.00	\$ 8,900.00	1.00	\$ 8,900.00	100.0%	100.0%
21	8' Vinyl Coated Chain Link Fence W/Barbed Wire Extension	200	L.F.	\$31.00	\$6,200.00	0	\$ -	194.00	\$ 6,014.00	194.00	\$ 6,014.00	97.0%	97.0%
22	8' Ornamental Iron Fence	33	L.F.	\$67.00	\$2,211.00	0	\$ -	33.00	\$ 2,211.00	33.00	\$ 2,211.00	100.0%	100.0%
23	8' x30' Ornamental Iron and Gate	2	EA	\$2,500.00	\$5,000.00	0	\$ -	2.00	\$ 5,000.00	2.00	\$ 5,000.00	100.0%	100.0%
24	1" SCH 80 PVC Pipe, Treated Water Supply Line	150	L.F.	\$15.00	\$2,250.00	150	\$ 2,250.00	0.00	\$ -	150.00	\$ 2,250.00	0.0%	100.0%
25	8" SCH 40 PVC Drainage Pipe	80	L.F.	\$43.00	\$3,440.00	80	\$ 3,440.00	0.00	\$ -	80.00	\$ 3,440.00	0.0%	100.0%
26	1" x 8" Connection to Existing Water Main	1	EA	\$1,500.00	\$1,500.00	1	\$ 1,500.00	0.00	\$ -	1.00	\$ 1,500.00	0.0%	100.0%
27	10x8" Connection to Existing Water Main	1	EA	\$3,200.00	\$3,200.00	0	\$ -	1.00	\$ 3,200.00	1.00	\$ 3,200.00	100.0%	100.0%
28	Well Concrete Slab	6	CY	\$285.00	\$1,710.00	3.4	\$ 969.00	0.00	\$ -	3.40	\$ 969.00	0.0%	56.7%
29	Generator Concrete Slab	6	CY	\$966.00	\$5,796.00	14	\$ 13,524.00	0.00	\$ -	14.00	\$ 13,524.00	0.0%	233.3%
30	Concrete Side walk	6	CY	\$485.00	\$2,910.00	6	\$ 2,910.00	0.00	\$ -	6.00	\$ 2,910.00	0.0%	100.0%
31	Well Treatment and Control Building	1	L.S.	\$89,000.00	\$89,000.00	0.9	\$ 80,100.00	0.00	\$ -	0.90	\$ 80,100.00	0.0%	90.0%
32	3-Ton Air Condition Unit	1	L.S.	\$5,200.00	\$5,200.00	0	\$ -	1.00	\$ 5,200.00	1.00	\$ 5,200.00	100.0%	100.0%
33	Chlorine Gas Feed System	1	L.S.	\$42,000.00	\$42,000.00	0	\$ -	0.90	\$ 37,800.00	0.90	\$ 37,800.00	90.0%	90.0%
34	Electronic Chlorine Gas Valve Shutoff System	1	L.S.	\$5,000.00	\$5,000.00	0	\$ -	0.90	\$ 4,500.00	0.90	\$ 4,500.00	90.0%	90.0%
35	Emergency Chlorine Gas Valve Shutoff System	1	L.S.	\$6,500.00	\$6,500.00	0	\$ -	0.90	\$ 7,650.00	0.90	\$ 7,650.00	90.0%	90.0%
36	Chlorine Analyzer	1	EA	\$6,500.00	\$6,500.00	0	\$ -	0.90	\$ 7,650.00	0.90	\$ 7,650.00	90.0%	90.0%
37	Fluoride Saturator	1	L.S.	\$15,000.00	\$15,000.00	0	\$ -	0.90	\$ 14,040.00	0.90	\$ 14,040.00	90.0%	90.0%
38	250KW Emergency Generator System	1	L.S.	\$77,000.00	\$77,000.00	0.9	\$ 69,300.00	0.00	\$ -	0.90	\$ 69,300.00	0.0%	90.0%
39	Electrical and Controls W/SCADA	1	L.S.	\$178,000.00	\$178,000.00	0.25	\$ 44,500.00	0.65	\$ 115,700.00	0.90	\$ 160,200.00	65.0%	80.0%
TOTAL CONTRACT AMOUNTS					\$1,244,807.00		\$ 963,030.40		\$227,138.00		\$ 1,190,168.40	18%	96%

VALUE OF COMPLETED WORK	\$ 1,190,168.40
MATERIAL INVENTORY	\$ -
SUBTOTAL	\$ 1,190,168.40
LESS 5% RETAINAGE	\$ 59,508.42
NET DUE	\$ 1,130,659.98
LESS PREVIOUS PAYMENTS	\$ 914,878.63
TOTAL THIS ESTIMATE	\$ 215,781.10

**PAYMENT REQUEST FOR CONSTRUCTION PROJECTS UNDER
THE DRINKING WATER SYSTEMS IMPROVEMENTS REVOLVING LOAN FUND PROGRAM**

1. STATE LOAN NUMBER DWI-L450013-02
2. a. PAYMENT REQUEST NO. 7 b. IS THIS THE FINAL PAY REQUEST? NO
3. PERIOD COVERED BY THIS REQUEST: November 20, 2016 TO January 11, 2017
MONTH/DAY/YEAR MONTH/DAY/YEAR
4. LOAN RECIPIENT: 5. PAYEE (IF OTHER THAN LOAN RECIPIENT):

CITY OF RIDGELAND
NAME

NAME

P.O. BOX 217
STREET ADDRESS

STREET ADDRESS

RIDGELAND, MS, 39158
CITY, STATE, ZIP

CITY, STATE, ZIP

601-853-2027
TELEPHONE

TELEPHONE

6. FUNDS REQUESTED:	TOTAL COST	ELIGIBLE AMOUNT REQUESTED
a. Construction	\$1,130,659.98	\$896,054.84
b. Equipment (Not included in line a)		
c. Supplies		
d. Testing		
e. Land, Easements, Rights-of-Way		
f. Allowance for Facilities P/D	\$12,000.00	\$12,000.00
g. Allowance for Construction Phase Professional Services		
h. DWSIRLF Administrative Fee		
i. Total	\$1,142,659.98	\$908,054.84
j. Less: DWSIRLF Payments Previously Paid		\$760,180.05
k. Amount Requested for Payment		\$147,874.79

7. CERTIFICATION

I certify that all requested payments are in accordance with the contracts for such services, that this request represents the amount due and not previously requested, that all costs requested for reimbursement from the Drinking Water Systems Improvements Revolving Loan Fund have not been, and will not be, also requested or received from other State or Federal agency funding sources, and that all work included in this request is in accordance with the terms of the DWSIRLF Loan Agreement.

SIGNATURE OF AUTHORIZED OFFICIAL REPRESENTATIVE

GENE F. MCGEE, MAYOR
TYPED NAME AND TITLE

DATE

FOR DEPARTMENT USE ONLY
ASSOCIATED WITH SPAP FUNDS? YES/NO

8. DEPARTMENT RECOMMENDATION/APPROVAL:

Check Mailed: _____

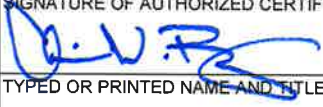
PROJECT MANAGER APPROVAL _____ DATE _____

DEPARTMENT OF HEALTH APPROVAL _____ DATE _____

I N S T R U C T I O N S

Please type. Items 1., 2.a., 3., 4., and 5 are self-explanatory. Specified instructions for other items are as follows:

<u>Item</u>	<u>Entry</u>
2.b.	Identify if this is the final payment to be requested. If the request is final, the amounts requested should represent the final cost of the project.
6.	The purpose of the vertical columns is to show the total project cost and the portion which is the eligible amount requested under the Drinking Water Systems Improvements Revolving Loan Fund Program. (Do <u>not</u> include costs that have been or will be also requested or received from other State or Federal agency funding sources.)
6.a.	Enter costs incurred in accordance with the construction contract(s). This line should equal the sum of all construction work performed to date for each period payments are submitted. Cumulative invoices for this work must be attached.
6.b.	Enter costs incurred in accordance with the equipment contracts, exclusive of equipment included in the construction contract(s). Cumulative invoices must be attached.
6.c.	Enter costs incurred in accordance with the supplies contracts. Cumulative invoices must be attached.
6.d.	Enter costs incurred in accordance with the contacts for construction testing services, exclusive of amounts included in the construction contracts. Cumulative invoices must be attached.
6.e.	Enter all costs incurred in accordance with the contracts for purchase of land, easements and rights-of-way.
6.f.	Enter the amount claimed as the allowance for facilities planning and design for you project in accordance with the Drinking Water Systems Improvements Revolving Loan Fund Regulations and your loan agreement. No supporting invoices or other documentation is necessary for this line item.
6.g.	Enter the amount of costs as they are incurred up to the maximum allowance for professional services after loan award for your project, as determined in Appendix B, Table 2, of the Drinking Water Systems Improvements Revolving Loan Fund Regulations. Cumulative invoices for the amounts claimed must be submitted with the payment requests and must be consistent with the contracts for such services.
6.h.	Enter the DWSIRLF Administrative Fee established in the loan agreement.
6.i.	Enter the sum of lines a through h.
6.j.	Enter the total amount of DWSIRLF loan payments previously paid. If previously requested amounts have been corrected by Department staff prior to payment, the corrected paid amounts should be shown.
6.k.	Enter the eligible amount now being requested for reimbursement. This amount must be the difference between lines i and j and must be in accordance with the certification in item 7.
7.	To be completed by the loan recipient official who is the authorized representative.
8.	To be completed by DEQ and DOH department staff.

OUTLAY REPORT AND REQUEST FOR REIMBURSEMENT FOR CONSTRUCTION PROGRAMS <i>(See instructions on back)</i>		OMB APPROVAL NO. 0348-0002		PAGE 1 OF 1 PAGES	
		1. TYPE OF REQUEST <input type="checkbox"/> FINAL <input checked="" type="checkbox"/> PARTIAL		2. BASIS OF REQUEST <input checked="" type="checkbox"/> CASH <input type="checkbox"/> ACCRUAL	
3. FEDERAL SPONSORING AGENCY AND ORGANIZATIONAL ELEMENT TO WHICH THIS REPORT IS SUBMITTED US Environmental Protection Agency		4. FEDERAL GRANT OR OTHER IDENTIFYING NUMBER ASSIGNED BY FEDERAL AGENCY XP-95416710-5		5. PARTIAL PAYMENT REQUEST NO. 8	
6. EMPLOYER IDENTIFICATION NUMBER 64-6001550	7. RECIPIENT'S ACCOUNT NUMBER OR IDENTIFYING NUMBER	PERIOD COVERED BY THIS REQUEST			
		FROM (Month, day, year) 11/20/2016		TO (Month, day, year) 01/08/2017	
9. RECIPIENT ORGANIZATION Name: City of Ridgeland No. and Street: P.O.Box 217 City, State and ZIP Code: Ridgeland MS 39158		10. PAYEE (Where check is to be sent if different than item 9) Name: No. and Street: SAME City, State and ZIP Code:			
11. STATUS OF FUNDS					
CLASSIFICATION	PROGRAMS FUNCTIONS ACTIVITIES			TOTAL	
	(a)	(b)	(c)		
a. Administrative expense	\$	\$	\$	\$	
b. Preliminary expense					
c. Land, structures, right-of-way					
d. Architectural engineering basic fees					
e. Other architectural engineering fee					
f. Project inspection fees					
g. Land development					
h. Relocation expense					
i. Relocation payments to individuals and businesses					
j. Demolition and removal					
k. Construction and project improvement cost			1,645,804.60	1,645,804.60	
l. Equipment					
m. Miscellaneous cost					
n. Total cumulative to date (sum of lines a thru m)			1,645,804.60	1,645,804.60	
o. Deductions for program income			0.00		
p. Net cumulative to date (line n minus line o)			1,645,804.60	1,645,804.60	
q. Federal share to date			517,934.73	517,934.73	
r. Rehabilitation grants (100% reimbursement)					
s. Total Federal share (sum of lines q and r)			517,934.73	517,934.73	
t. Federal payments previously requested			450,028.42	450,028.42	
u. Amount requested for reimbursement	\$	\$	\$ 67,906.31	\$ 67,906.31	
v. Percentage of physical completion of project		%	97.00 %	97.00 %	
12. CERTIFICATION I certify that to the best of my knowledge and belief the billed costs or disbursements are in accordance with the terms of the project and that the reimbursement represents the Federal share due which has not been previously requested and that an inspection has been performed and all work is in accordance with the terms of the award.	a. RECIPIENT	SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL		DATE REPORT SUBMITTED	
				01/11/2017	
	b. REPRESENTATIVE CERTIFYING TO LINE 11V	TYPED OR PRINTED NAME AND TITLE		TELEPHONE (Area code, number, and extension)	
		Gene F. McGee, Mayor		601-856-7113	
		SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL		DATE SIGNED	
				01/18/2017	
TYPED OR PRINTED NAME AND TITLE		TELEPHONE (Area code, number, and extension)			
Christopher W. Bryson, P.E., City Engineer		601-853.2027			

INSTRUCTIONS

Public reporting burden for this collection of information is estimated to average 60 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0004), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

Please type or print legibly. Items 3, 4, 5, 8, 9, 10, 11s and 11v are self explanatory; specific instructions for other items are as follows:

Item	Entry	Item	Entry
1	Mark the appropriate box. If the request is final, the amounts billed should represent the final cost of the project.	11j	Enter gross salaries and wages of employees of the recipient and payments to third party contractors directly engaged in performing demolition or removal of structures from developed land. All proceeds from the sale of salvage or the removal of structures should be credited to this account; thereby reflecting net amounts if required by the Federal agency.
2	Show whether amounts are computed on an accrued expenditure or cash disbursement basis.	11k	Enter those amounts associated with the actual construction of, addition to, or restoration of a facility. Also, include in this category, the amounts for project improvements such as sewers, streets, landscaping, and lighting.
6	Enter the Employer Identification Number (EIN) assigned by the U.S. Internal Revenue Service or FICE (institution) code if requested by the Federal agency.	11l	Enter amounts for all equipment, both fixed and movable, exclusive of equipment used for construction. For example, permanently attached laboratory tables, built-in audio visual systems, movable desks, chairs, and laboratory equipment.
7	This space is reserved for an account number or other identifying number that may be assigned by the recipient.	11m	Enter the amounts of all items not specifically mentioned above.
11	The purpose of vertical columns (a) through (c) is to provide space for separate cost breakdowns when a large project has been planned and budgeted by program, function or activity. If additional columns are needed, use as many additional forms as needed and indicate page number in space provided in upper right; however, the summary totals of all programs, functions, or activities should be shown in the "total" column on the first page. All amounts are reported on a cumulative basis.	11n	Enter the total cumulative amount to date which should be the sum of lines a through m.
11a	Enter amounts expended for such items as travel, legal fees, rental of vehicles and any other administrative expenses. Include the amount of interest expense when authorized by program legislation. Also show the amount of interest expense on a separate sheet.	11o	Enter the total amount of program income applied to the grant or contract agreement except income included on line j. Identify on a separate sheet of paper the sources and types of the income.
11b	Enter amounts pertaining to the work of locating and designing, making surveys and maps, sinking test holes, and all other work required prior to actual construction.	11p	Enter the net cumulative amount to date which should be the amount shown on line n minus the amount on line o.
11c	Enter all amounts directly associated with the acquisition of land, existing structures and related right-of-way.	11q	Enter the Federal share of the amount shown on line p.
11d	Enter basic fees for services of architectural engineers.	11r	Enter the amount of rehabilitation grant payments made to individuals when program legislation provides 100 percent payment by the Federal agency.
11e	Enter other architectural engineering services. Do not include any amounts shown on line d.	11t	Enter the total amount of Federal payments previously requested, if this form is used for requesting reimbursement.
11f	Enter inspection and audit fees of construction and related programs.	11u	Enter the amount now being requested for reimbursement. This amount should be the difference between the amounts shown on lines s and t. If different, explain on a separate sheet.
11g	Enter all amounts associated with the development of land where the primary purpose of the grant is land improvement. The amount pertaining to land development normally associated with major construction should be excluded from this category and entered on line k.	12a	To be completed by the official recipient official who is responsible for the operation of the program. The date should be the actual date the form is submitted to the Federal agency.
11h	Enter the dollar amounts used to provide relocation advisory assistance and net costs of replacement housing (last resort). Do not include amounts needed for relocation administrative expenses; these amounts should be included in amounts shown on line a.	12b	To be completed by the official representative who is certifying to the percent of project completion as provided for in the terms of the grant or agreement.
11i	Enter the amount of relocation payments made by the recipient to displaced persons, farms, business concerns, and nonprofit organizations.		

655 Lake Harbour Dr
Suite 100
Ridgeland, MS 39157

Date	Estimate #
1/11/2017	688

Name / Address
City of Ridgeland Attn. Sandra Monohan 304 Highway 51 Ridgeland, MS 39157

Think Webstore.com

Phone #	Web Site
601-856-2000	www.thinkwebstore.com

		Project
Item	Description	Total
Setup	MIGRATION AND ANNUAL HOSTING - RAMPUPRIDGELAND.COM SITE MIGRATION (ONE TIME FEE) Hosting, DNS,Email,Transfers - Transfer existing site files for rampupridgeland.com to Think Webstore servers for hosting	125.00
Hosting	HOSTING (RENEWED ANNUALLY) rampupridgeland.com 1 year (MMYY-MMYY) Deluxe Website/email Hosting Service	600.00
This estimate is good for 30 days from the estimate date.		
Subtotal		\$725.00
Sales Tax (0.0%)		\$0.00
Total		\$725.00

January 13, 2017

VIA E-MAIL: PAULA.TIERCE@RIDGELANDMS.ORG

City of Ridgeland, Mississippi
Attn: Paula Tierce, City Clerk
304 Highway 51 South
Ridgeland, MS 39157

Re: City of Ridgeland, Mississippi 2017 Continuing Disclosure Submission

Dear Ms. Tierce:

We are pleased to confirm our engagement as dissemination agent (the "Dissemination Agent") to the City of Ridgeland, Mississippi (the "City") in connection with its annual continuing disclosure undertaking. We appreciate your confidence in us and will do our best to continue to merit it. This letter sets forth the role we propose to serve and the responsibilities we propose to assume as Dissemination Agent in connection with the Annual Filing.

We understand that pursuant to Securities and Exchange Commission Rule 15c2-12, as amended from time to time (the "Rule"), the City is required to provide on an annual basis certain financial information and operating data to the Municipal Securities Rulemaking Board (the "MSRB") through the MSRB's Electronic Municipal Market Access system at www.emma.msrb.org ("EMMA"), in the electronic format then prescribed by the Securities and Exchange Commission (the "SEC") (the "Required Electronic Format") pursuant to the Rule.

We also understand that pursuant to the City's Policies and Procedures for Continuing Disclosure/SEC Rule 15c2-12 Compliance (the "Policy"), a staff designee of the City is required to appoint or engage a dissemination agent to assist in carrying out its obligations under the Policy and the Rule, and the City is hereby appointing us to serve as Dissemination Agent in connection with the **Annual Filing for fiscal year 2016 to be filed on or before March 27, 2017.**

SCOPE OF ENGAGEMENT

As Dissemination Agent we will examine the City's continuing disclosure responsibility, consult with parties to the City; compile the Annual Filing (with the assistance of the City) and file an Annual Filing for and on behalf of the City. We will rely upon information provided to us without undertaking to verify the same by independent investigation. During the course of this engagement, we will rely on you to provide us with complete and timely information on all developments pertaining to any aspect of the Annual Filing. We understand that you will direct members of your staff and other employees of the City to cooperate with us in this regard.

Our duties in this engagement are limited to those expressly set forth above.

ATTORNEY-CLIENT RELATIONSHIP

Upon execution of this engagement letter, the City will be our client and an attorney-client relationship will exist between us. We further assume that all other parties understand that in this transaction we represent only the City, we are not counsel to any other party, and we are not acting as an intermediary among the parties. Our services as Dissemination Agent are limited to those contracted for in this letter, and the City's execution of this engagement letter will constitute an acknowledgment of those limitations.

Our representation of the City and the attorney-client relationship created by this engagement letter will be concluded upon the filing of the Annual Filing.

PROSPECTIVE CONSENT

As you are aware, Butler Snow represents many political subdivisions, companies and individuals. It is possible that during the time that we are representing the City, one or more of our present or future clients will have transactions with the City. We do not believe that such representation, if it occurs, will adversely affect our ability to represent you as provided in this engagement letter, either because such matters will be sufficiently different from the filing of the Annual Filing so as to make such representations not adverse to our representation of you, or because the potential for such adversity is remote or minor and outweighed by the consideration that it is unlikely that advice given to the other client will be relevant to any aspect of the issuance filing of the Annual Filing. Execution of this engagement letter will signify the City's consent to our representation of others consistent with the circumstances described in this paragraph.

FEE STRUCTURE

Based upon: (i) our current understanding of the terms, structure, size and schedule of the Annual Filing, (ii) the duties we will undertake pursuant to this letter, (iii) the time we anticipate devoting to the Annual Filing, and (iv) the responsibilities we assume, our fee for this engagement will be \$3,000.00. Such fee may vary: (i) if material changes in the structure of the financing occur or (ii) if unusual or unforeseen circumstances arise which require a significant increase in our time or our responsibilities. If, at any time, we believe that circumstances require an adjustment of our original fee estimate, we will consult with you.

In addition, this letter authorizes us to incur expenses and make disbursements on behalf of the City, which we will include in our invoice. Disbursement expenses will include such items as travel costs, photocopying, deliveries and other out-of-pocket costs.

PUBLICITY CONCERNING THIS MATTER

Often projects and matters such as this are of interest to the public. Also, many clients desire favorable publicity. Therefore, you agree that we may respond to inquiries from the news media and we may initiate and publish information to the public on this matter (including but not limited to our firm website) unless you instruct us not to do so. In any event, we will not divulge any non-public information regarding this matter.

RECORDS

At your request, papers and property furnished by you will be returned promptly upon receipt of payment for outstanding fees and client charges. Our own files, including lawyer work product, pertaining to the transaction will be retained by us. For various reasons, including the minimization of unnecessary storage expenses, we reserve the right to dispose of any documents or other material retain by us after the termination of this engagement.

If the foregoing terms are acceptable to you, please so indicate by (1) returning the enclosed copy of this engagement letter dated and signed by an authorized officer; and (2) returning the material event notice certification dated and signed by an authorized officer, attached hereto as **Exhibit A**. Please retain a copy of the original engagement letter and material event notice certification for your files.

We look forward to working with you again on your Annual Filing.

BUTLER SNOW LLP



Elizabeth Lambert Clark

Accepted and Approved:

CITY OF RIDGELAND, MISSISSIPPI

BY: _____
Mayor

Dated: _____, 2017

cc: Jerry Mills, Esq., City Attorney for the City of Ridgeland, MS
(via email to: jmills@pdmd.biz)

EXHIBIT A

Event Notice

The City certifies that none of the event notices have occurred with respect to the Bonds:

- (1) Principal and interest payment delinquencies;
- (2) Non-payment related defaults, if material;
- (3) Unscheduled draws on debt service reserves, if any, reflecting financial difficulties;
- (4) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (5) Substitution of credit or liquidity providers, or their failure to perform;
- (6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
- (7) Modifications to rights of Bondholders, if material;
- (8) Bond calls, if material, and tender offers;
- (9) Defeasances;
- (10) Release, substitution, or sale of property, if any, securing repayment of the Bonds, if material;
- (11) Rating changes;
- (12) Bankruptcy, insolvency, receivership, or similar event of the Issuer;
- (13) The consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; and/or
- (14) Appointment of a successor or additional trustee or the change of name of a trustee, if material.

CITY OF RIDGELAND, MISSISSIPPI

BY: _____
Mayor

Dated: _____, 2017

**CONTINUING DISCLOSURE INFORMATION STATEMENT
BY THE CITY OF RIDGELAND, MISSISSIPPI
FOR FISCAL YEAR ENDED SEPTEMBER 30, 2016**

Pursuant to the Continuing Disclosure Agreements (“Disclosure Agreements”) executed by the City of Ridgeland, Mississippi (the “City”), in connection with the following bond issues:

1. \$9,200,000 City of Ridgeland, Mississippi General Obligation Public Improvement Bonds, Series 2007A (CUSIP Number 766039 RX1);
2. \$10,165,000 City of Ridgeland, Mississippi General Obligation Public Improvement Bonds, Series 2007B (CUSIP Number 766039 ST9);
3. \$4,160,000 City of Ridgeland, Mississippi General Obligation Refunding Bonds, Series 2010 (CUSIP Number 766039 SZ5);
4. \$3,805,000 General Obligation Refunding Bonds, Series 2010 (CUI SP Number 766039 TN1);
5. \$5,825,000 General Obligation Bonds, Series 2011 (CUSIP Number 766039 UD1); and
6. \$3,230,000 General Obligation Refunding Bonds, Series 2012 (CUSIP Number 766039 UL3);
7. \$5,100,000 MS Development Bank Special Obligation Bonds, Series 2014 (Ridgeland, MS General Obligation Bond Project) , Series 2014(CUSIP Number 60534T RX1);
8. \$11,530,000 General Obligation Public Improvement Bonds, Series 2014 (CUSIP Number 766039 UX7); and
9. \$11,900,000 General Obligation Bonds, Series 2015(CUSIP Number 766039 VT5);

the City hereby provides the information described in such Continuing Disclosure Agreements.

Section 1. Annual Report.

- A. Updated financial information and operating data of the City; attached hereto as **APPENDIX A**;
- B. Updated financial statements of the City¹; attached hereto as **APPENDIX B**; and
- C. Updated budgeted or estimated revenues and expenditures of the City; attached hereto as **APPENDIX C**.

Section 2. Event Notice.

The City certifies that none of the event notices have occurred with respect to the Bonds:

¹ If the audited financial statement for the City is not available as of the date of this disclosure, the City will provide a copy of same when the audit report becomes available.

- (1) Principal and interest payment delinquencies;
- (2) Non-payment related defaults, if material;
- (3) Unscheduled draws on debt service reserves, if any, reflecting financial difficulties;
- (4) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (5) Substitution of credit or liquidity providers, or their failure to perform;
- (6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
- (7) Modifications to rights of Bondholders, if material;
- (8) Bond calls, if material, and tender offers;
- (9) Defeasances;
- (10) Release, substitution, or sale of property, if any, securing repayment of the Bonds, if material;
- (11) Rating changes;
- (12) Bankruptcy, insolvency, receivership, or similar event of the Issuer;
- (13) The consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; and/or
- (14) Appointment of a successor or additional trustee or the change of name of a trustee, if material.

Section 3. Certification.

We, the undersigned officers of the City, hereby certify as follows:

That the information, representations and warranties of the City contained herein are true and correct in all material respects on and as of the date of this Continuing Disclosure Information Statement. Further, this Continuing Disclosure Information Statement does not contain any untrue statements of material fact or omit to state any material fact necessary in order to make the statements made herein in light of the circumstances under which they were made, not misleading.

IN WITNESS WHEREOF, the City has caused this Continuing Disclosure Information Statement to be executed in its name by its undersigned officer, duly authorized, all as of the date first above written.

CITY OF RIDGELAND, MISSISSIPPI

By: _____
MAYOR

(SEAL)

ATTESTED:

By: _____
CITY CLERK

APPENDIX A

ECONOMIC AND DEMOGRAPHIC INFORMATION

TAX INFORMATION

DEBT INFORMATION

CITY OF RIDGELAND, MISSISSIPPI

APPENDIX B

**AUDITED FINANCIAL STATEMENTS FOR THE CITY FOR FISCAL YEAR ENDED
SEPTEMBER 30, 2016**

APPENDIX C
CITY BUDGET 2017

1/17/2017 9:53 AM		L I C E N S E P A Y M E N T R E P O R T					PAGE: 1	
LICENSES: THRU ZZZZZZZZZZ		SORTED BY: NAME			PAYMENT DATES: 12/01/2016 TO 12/31/2016			
===== PAYMENT DISTRIBUTION =====								
LICENSE	PERIOD	CODE	ISSUED TO	FEE	PENALTY	TAX	INTEREST	TOTAL PAID
0011767	1/05/17-12/31/17	27-17-009	1 STAR ACCOUNTING & CNSLT	20.00CR	.00	.00	.00	20.00CR
0011774	12/02/16-12/02/17	27-17-009	AL & MS BUSINESS CENTER,	20.00CR	.00	.00	.00	20.00CR
5507	12/01/16-11/30/17	27-17-365	ALLEGREZZA PIANO COMPANY	20.00CR	.00	.00	.00	20.00CR
0011235	12/01/16-11/30/17	27-17-009	ALLURE PLASTICS PA	20.00CR	.00	.00	.00	20.00CR
0011207	1/01/17-12/31/17	27-17-365	ALSALAM MARKET	20.00CR	.00	.00	.00	20.00CR
0010523	12/01/16-11/30/17	27-17-365	ANTHROPOLOGIE, INC	1,680.00CR	.00	.00	.00	1,680.00CR
9231	7/01/16- 6/30/17	27-17-009	ARBORS AT THE RESERVOIR,	30.00CR	5.10CR	.00	.00	35.10CR
10232	1/01/17-12/31/17	27-17-009	AUTO-LUX LLC	20.00CR	.00	.00	.00	20.00CR
8788	1/01/17-12/31/17	27-17-365	BALLINS LTD	50.00CR	.00	.00	.00	50.00CR
7097	12/01/16-11/30/17	27-17-009	BANKPLUS	51.00CR	.00	.00	.00	51.00CR
9198	12/01/16-11/30/17	27-17-009	BANKPLUS	30.00CR	.00	.00	.00	30.00CR
9199	12/01/16-11/30/17	27-17-009	BANKPLUS	30.00CR	.00	.00	.00	30.00CR
9713	1/01/17-12/31/17	27-17-009	BANKPLUS	42.00CR	.00	.00	.00	42.00CR
8823	1/01/17-12/31/17	27-17-009	BANKS FINLEY WHITE & COMP	33.00CR	.00	.00	.00	33.00CR
8273	1/01/17-12/31/17	27-17-009	BARBER & MANN INC	20.00CR	.00	.00	.00	20.00CR
0011782	12/01/16-11/30/17	27-17-009	BC3 TECHNOLOGIES, LLC	20.00CR	.00	.00	.00	20.00CR
0011763	12/01/16-11/30/17	27-17-365	BEAUTY ZONE	40.00CR	.00	.00	.00	40.00CR
9746	1/01/17-12/31/17	27-17-365	BELLACHES	250.00CR	.00	.00	.00	250.00CR
5701	1/01/17-12/31/17	27-17-365	BOOKSHELF, THE	25.00CR	.00	.00	.00	25.00CR
0011768	8/05/16- 8/04/17	27-17-009	BRELAND, COKER & FLLOYD A	20.00CR	2.80CR	.00	.00	22.80CR
10219	1/01/17-12/31/17	27-17-365	BROOKS BROTHERS #6133	200.00CR	.00	.00	.00	200.00CR
0011202	11/26/16-11/25/17	27-17-009	BROWN FAMILY MEDICAL CLIN	20.00CR	.00	.00	.00	20.00CR
10230	1/01/17-12/31/17	27-17-009	BUGS ONE INC	20.00CR	.00	.00	.00	20.00CR
9756	12/01/16-11/30/17	27-17-009	BUTLER SNOW LLC	150.00CR	.00	.00	.00	150.00CR
5991	1/01/17-12/31/17	27-17-009	CABOT LODGE OF RIDGELAND	105.00CR	.00	.00	.00	105.00CR
8432	2/01/17- 1/31/18	27-17-009	CAPITOL BODY SHOP INC	120.00CR	.00	.00	.00	120.00CR
9141	2/01/17- 1/31/18	27-17-009	CAPSTONE CONSTRUCTION INC	20.00CR	.00	.00	.00	20.00CR
8819	2/01/17- 1/31/18	27-17-365	CAREMED INC	32.50CR	.00	.00	.00	32.50CR
6264	11/01/16-10/31/17	27-17-009	CARR RIGGS & INGRAM LLC	150.00CR	16.50CR	.00	.00	166.50CR
8790	2/01/17- 1/31/18	27-17-009	CATFISH PRODUCTS LLC	20.00CR	.00	.00	.00	20.00CR
0011779	7/15/16- 7/14/17	27-17-009	CBRE, INC.	20.00CR	.00	.00	.00	20.00CR
0010924	11/01/16-10/31/17	27-17-009	CLAUDIAS CHRISTIAN MONTES	20.00CR	2.20CR	.00	.00	22.20CR
9750	12/01/16-11/30/17	27-17-009	COLORIZE HAIR STUDIO LLC	30.00CR	.00	.00	.00	30.00CR
0011206	1/01/17-12/31/17	27-17-009	COMMUNITY BANK	30.00CR	.00	.00	.00	30.00CR
8402	1/01/17-12/31/17	27-17-009	COMPUTER & PRINTER SERVIC	20.00CR	.00	.00	.00	20.00CR
5713	12/01/16-11/30/17	27-17-009	CREATIVE ARTS CHRISTIAN	42.00CR	.00	.00	.00	42.00CR
5715	1/01/17-12/31/17	27-17-009	CREATIVE HAIR PRODUCTIONS	20.00CR	.00	.00	.00	20.00CR
0011481	11/01/16-10/31/17	27-17-009	CROSSROADS CAFE'	20.00CR	2.80CR	.00	.00	22.80CR
0010605	2/01/17- 1/31/18	27-17-009	CROWNPOINTE RESCURCES INC	20.00CR	.00	.00	.00	20.00CR
8630	2/01/17- 1/31/18	27-17-009	DESIGN STUDIO INC	30.00CR	.00	.00	.00	30.00CR
8426	1/01/17-12/31/17	27-17-365	DISCOUNT IMAGING	20.00CR	.00	.00	.00	20.00CR
0011781	12/15/16-12/14/17	27-17-009	DONUT PALACE	20.00CR	.00	.00	.00	20.00CR
8047	12/01/16-11/30/17	27-17-365	DOORS BY DESIGN LLC	25.00CR	.00	.00	.00	25.00CR
8959	11/01/16-10/31/17	27-17-009	DS SERVICES OF AMERICA, I	.00	4.95CR	.00	.00	4.95CR
0010666	1/01/17-12/31/17	27-17-009	DUNBAR MONROE PA	30.00CR	.00	.00	.00	30.00CR
0010700	10/01/16- 9/30/17	27-17-009	DYATECH LLC	150.00CR	.00	.00	.00	150.00CR

1/17/2017 9:53 AM		L I C E N S E P A Y M E N T R E P O R T					PAGE: 2		
LICENSES: THRU ZZZZZZZZZZ		SORTED BY: NAME			PAYMENT DATES:		12/01/2016 TO 12/31/2016		
===== PAYMENT DISTRIBUTION =====									
LICENSE	PERIOD	CODE	ISSUED TO	FEE	PENALTY	TAX	INTEREST	TOTAL PAID	
0010731	1/01/17-12/31/17	27-27-301	ECOATM LLC	20.00CR	.00	.00	.00	20.00CR	
8405	12/01/16-11/30/17	27-17-009	EDWARD D JONES & CO LP	20.00CR	2.20CR	.00	.00	22.20CR	
0011485	1/01/17-12/31/17	27-17-009	EUROPEAN AUTOMOTIVE REPAI	20.00CR	.00	.00	.00	20.00CR	
0011153	10/01/16- 9/30/17	27-17-009	EYEBROW SPA	20.00CR	2.40CR	.00	.00	22.40CR	
8406	12/01/16-11/30/17	27-17-365	EYELINE OPTICAL EAST	20.00CR	2.20CR	.00	.00	22.20CR	
9419	12/01/16-11/30/17	27-17-009	FIRST SOUTH FARM CREDIT A	42.00CR	.00	.00	.00	42.00CR	
9670	2/01/17- 1/31/18	27-17-365	FLEET FEET SPORTS	250.00CR	.00	.00	.00	250.00CR	
0011503	1/01/17-12/31/17	27-17-009	FORTENBERRY INS AGENCY IN	20.00CR	.00	.00	.00	20.00CR	
8427	1/01/17-12/31/17	27-17-009	FUSION COFFEEHOUSE INC	20.00CR	.00	.00	.00	20.00CR	
9780	2/01/17- 1/31/18	27-17-009	G TODD BURWELL P. A.	30.00CR	.00	.00	.00	30.00CR	
0011246	2/01/17- 1/31/18	27-17-009	GAMMILL MONTGOMERY PLLC	20.00CR	.00	.00	.00	20.00CR	
8512	1/01/17-12/31/17	27-17-009	GENESIS PHYSICAL THERAPY	30.00CR	.00	.00	.00	30.00CR	
9068	2/01/17- 1/31/18	27-17-299	GOLD N GUNS INC	600.00CR	.00	.00	.00	600.00CR	
7864	12/01/16-11/30/17	27-17-365	GOT GEAR MOTORSPORTS LLC	680.00CR	.00	.00	.00	680.00CR	
8236	1/01/17-12/31/17	27-17-009	H R B TAX GROUP INC	20.00CR	.00	.00	.00	20.00CR	
0011195	1/01/17-12/31/17	27-17-365	HEATLTH CARE MEDICAL	20.00CR	.00	.00	.00	20.00CR	
0011173	12/01/16-11/30/17	27-17-009	HIGH BISCUITS LLC	20.00CR	.00	.00	.00	20.00CR	
8040	1/01/17-12/31/17	27-17-009	HIGHLAND HOME	150.00CR	.00	.00	.00	150.00CR	
0011122	8/07/15- 8/06/16	27-17-009	HOWELL, KYLE & WYNN PLLC	30.00CR	4.20CR	.00	.00	34.20CR	
0011122	8/07/16- 8/06/17	27-17-009	HOWELL, KYLE & WYNN PLLC	30.00CR	7.50CR	.00	.00	37.50CR	
5246	2/01/17- 1/31/18	27-17-009	HUNT PROCESS CORP - SOUTH	30.00CR	.00	.00	.00	30.00CR	
0010638	1/01/17-12/31/17	27-17-009	HUNT SOUTHLAND REFINING C	20.00CR	.00	.00	.00	20.00CR	
5850	1/01/17-12/31/17	27-17-365	ICING #8385	20.00CR	.00	.00	.00	20.00CR	
9761	2/01/17- 1/31/18	27-17-009	INTERFIRST MERCHANT SERVI	20.00CR	.00	.00	.00	20.00CR	
8752	11/01/16-10/31/17	27-17-009	INTERNAL MEDICINE	30.00CR	.00	.00	.00	30.00CR	
0011766	1/01/17-12/31/17	27-17-365	INWOOD CYCLES LLC	20.00CR	.00	.00	.00	20.00CR	
0011620	1/01/17-12/31/17	27-17-009	J WALTER NEWMAN IV PLLC	20.00CR	.00	.00	.00	20.00CR	
5247	2/01/17- 1/31/18	27-17-009	JOSE	20.00CR	.00	.00	.00	20.00CR	
0010847	9/01/16- 8/31/17	27-17-009	JR CLEANING & MAINTENANCE	20.00CR	2.80CR	.00	.00	22.80CR	
7871	2/01/17- 1/31/18	27-17-009	K C & COMPANY	20.00CR	.00	.00	.00	20.00CR	
0011769	12/01/16-11/30/17	27-17-009	K CONSULTING UNLIMITED LL	20.00CR	.00	.00	.00	20.00CR	
9747	1/01/17-12/31/17	27-17-009	KELLYS CAJUN GRILL	20.00CR	.00	.00	.00	20.00CR	
0011221	12/19/16-12/18/17	27-17-365	KROGER #357 FUEL CENTER	25.00CR	.00	.00	.00	25.00CR	
0010669	12/01/16-11/30/17	27-17-365	L'OCCITANE INC	150.00CR	.00	.00	.00	150.00CR	
9999	12/01/16-11/30/17	27-17-009	LECHIC HAIR GALLERY	20.00CR	2.20CR	.00	.00	22.20CR	
0011778	11/25/16-11/24/17	27-17-365	LED2	20.00CR	.00	.00	.00	20.00CR	
0011230	1/01/17-12/31/17	27-17-009	LIBERTY TAX SERVICE	20.00CR	.00	.00	.00	20.00CR	
8776	1/01/17-12/31/17	27-17-365	LOWES HOME CENTER LLC	1,840.00CR	.00	.00	.00	1,840.00CR	
10226	1/01/17-12/31/17	27-17-009	MAJESTIC BURGER II LLC	30.00CR	.00	.00	.00	30.00CR	
7273	2/01/17- 1/31/18	27-17-009	MARS MARKETING INC	20.00CR	.00	.00	.00	20.00CR	
0011033	1/01/17-12/31/17	27-17-009	MCCARTY KING CONSTRUCTION	20.00CR	.00	.00	.00	20.00CR	
0010659	11/01/16-10/31/17	27-17-009	MCCRANEY, COCO, & LEE PLL	30.00CR	3.60CR	.00	.00	33.60CR	
0011203	1/01/17-12/31/17	27-17-009	MCLAURIN INC	20.00CR	.00	.00	.00	20.00CR	
7426	10/01/16- 9/30/17	27-17-009	MEA PRIMARY CARE PLUS	.00	3.60CR	.00	.00	3.60CR	
0011777	4/01/17- 3/31/18	27-17-009	MEA PRIMARY CARE PLUS, LL	36.00CR	.00	.00	.00	36.00CR	
6782	1/01/17-12/31/17	27-17-009	MISSISSIPPI AUTO DEALERS	20.00CR	.00	.00	.00	20.00CR	

===== PAYMENT DISTRIBUTION =====								
LICENSE	PERIOD	CODE	ISSUED TO	FEE	PENALTY	TAX	INTEREST	TOTAL PAID
6640	12/01/16-11/30/17	27-17-009	MISSISSIPPI CONCRETE IND	20.00CR	.00	.00	.00	20.00CR
8253	2/01/17- 1/31/18	27-17-009	MISSISSIPPI INVESTMENT	20.00CR	.00	.00	.00	20.00CR
6398	1/01/17-12/31/17	27-17-009	N & M PROPERTIES INC	20.00CR	.00	.00	.00	20.00CR
7006	12/01/16-11/30/17	27-17-009	NORTHBROOK APARTMENTS	30.00CR	.00	.00	.00	30.00CR
0011479	12/01/16-11/30/17	27-17-009	NORTHPARK BARBER & STYLE	30.00CR	3.30CR	.00	.00	33.30CR
0010975	2/01/17- 1/31/18	27-17-009	OEC JAPANESE EXPRESS	20.00CR	.00	.00	.00	20.00CR
0010965	11/01/16-10/31/17	27-17-365	ORVIS COMPANY INC, THE	.00	6.80CR	.00	.00	6.80CR
7690	1/01/17-12/31/17	27-17-009	OVATIONS HAIR STUDIO	20.00CR	.00	.00	.00	20.00CR
9053	12/01/16-11/30/17	27-17-365	PACSUN #982	50.00CR	.00	.00	.00	50.00CR
10207	12/01/16-11/30/17	27-17-009	PERFECT POOCH	20.00CR	2.20CR	.00	.00	22.20CR
6415	12/01/16-11/30/17	27-17-365	PIER 1 IMPORTS #491	92.50CR	.00	.00	.00	92.50CR
0010544	12/01/16-11/30/17	27-17-009	PINK CADILLAC SUCCESS CEN	20.00CR	.00	.00	.00	20.00CR
9695	1/01/17-12/31/17	27-17-009	PIZZA HUT #316239	20.00CR	.00	.00	.00	20.00CR
7103	1/01/17-12/31/17	27-17-009	PRISTINE SYSTEMS INC	20.00CR	.00	.00	.00	20.00CR
6503	1/01/17-12/31/17	27-17-009	PROPELLER SERVICE INC	20.00CR	.00	.00	.00	20.00CR
8803	2/01/17- 1/31/18	27-17-009	PURDIE & METZ PLLC	30.00CR	.00	.00	.00	30.00CR
0010625	2/01/17- 1/31/18	27-17-009	R.E PARSONS P.A	20.00CR	.00	.00	.00	20.00CR
0010617	2/01/17- 1/31/18	27-17-009	REAL ESTATE PROFESSIONALS	20.00CR	.00	.00	.00	20.00CR
0011470	12/01/16-11/30/17	27-17-009	REALTY EXECUTIVES CENTRAL	20.00CR	.00	.00	.00	20.00CR
0010899	10/01/16- 9/30/17	27-17-009	REAVES JANITORIAL SERVICE	20.00CR	2.60CR	.00	.00	22.60CR
0011643	12/15/16-12/14/17	27-17-009	REGIONAL CARE LLC	30.00CR	.00	.00	.00	30.00CR
9026	11/01/16-10/31/17	27-17-365	REPEAT STREET	25.00CR	3.00CR	.00	.00	28.00CR
0010665	12/01/16-11/30/17	27-17-009	RESOLUTE BURGER	20.00CR	.00	.00	.00	20.00CR
9034	1/01/17-12/31/17	27-17-009	RICOH USA INC	150.00CR	.00	.00	.00	150.00CR
8058	12/01/16-11/30/17	27-17-365	RIDGELAND AUTO WORLD INC	62.50CR	.00	.00	.00	62.50CR
8257	2/01/17- 1/31/18	27-17-009	RIDGELAND CLINIC & DIAGNO	20.00CR	.00	.00	.00	20.00CR
8067	2/01/17- 1/31/18	27-17-009	ROBERT D PARKER CPA	20.00CR	.00	.00	.00	20.00CR
0011780	12/15/16-12/14/17	27-17-009	ROBERT L LACOSTE REAL EST	20.00CR	.00	.00	.00	20.00CR
7479	12/01/16-11/30/17	27-17-009	ROMAN DELIGHT	20.00CR	2.20CR	.00	.00	22.20CR
7700	1/01/17-12/31/17	27-17-009	ROSSINI	30.00CR	.00	.00	.00	30.00CR
0011492	1/01/17-12/31/17	27-17-365	SAHARA GAMES AND GIFTS	20.00CR	.00	.00	.00	20.00CR
5382	1/01/17-12/31/17	27-17-009	SETHELLE L FLOWERS MD	20.00CR	.00	.00	.00	20.00CR
7475	12/01/16-11/30/17	27-17-009	SHUCKERS PIANO & OYSTER B	45.00CR	.00	.00	.00	45.00CR
9571	1/01/17-12/31/17	27-17-365	SLEEPSTORE BY MISKELLY LL	32.50CR	.00	.00	.00	32.50CR
9153	12/01/16-11/30/17	27-17-009	SMITH & MCARTY PLLC	30.00CR	.00	.00	.00	30.00CR
9401	2/01/17- 1/31/18	27-17-009	SMITH LAW FIRM PLLC, THE	30.00CR	.00	.00	.00	30.00CR
0011776	12/14/16-12/14/17	27-17-009	SNIPS & CLIPS I	30.00CR	.00	.00	.00	30.00CR
10223	1/01/17-12/31/17	27-17-009	SOMBRA MEXICAN KITCHEN	75.00CR	.00	.00	.00	75.00CR
0010746	11/01/16-10/31/17	27-17-009	SOTOLNGO CLINIC PA	30.00CR	3.30CR	.00	.00	33.30CR
6704	1/01/17-12/31/17	27-17-009	SOUTHERN ADMINISTRATORS	30.00CR	.00	.00	.00	30.00CR
0011254	1/01/17-12/31/17	27-17-365	SPORTIQUE	92.50CR	.00	.00	.00	92.50CR
0010575	1/01/17-12/31/17	27-17-009	STATE BANK & TRUST COMPAN	45.00CR	.00	.00	.00	45.00CR
7105	1/01/17-12/31/17	27-17-009	STEAK ESCAPE RESTAURANT	30.00CR	.00	.00	.00	30.00CR
8268	2/01/17- 1/31/18	27-17-009	STEGALL IMAGERY	20.00CR	.00	.00	.00	20.00CR
0010590	1/01/17-12/31/17	27-17-365	STOCKMAN GRASS FARMER	20.00CR	.00	.00	.00	20.00CR
10227	1/01/17-12/31/17	27-17-009	STRAIGHT 8 GARAGE	20.00CR	.00	.00	.00	20.00CR

===== PAYMENT DISTRIBUTION =====								
LICENSE	PERIOD	CODE	ISSUED TO	FEE	PENALTY	TAX	INTEREST	TOTAL PAID
0011761	11/20/16-11/19/17	27-17-365	SUPERIOR	20.00CR	.00	.00	.00	20.00CR
0011619	1/01/17-12/31/17	27-17-009	T MARK SLEDGE ATTORNEY AT	20.00CR	.00	.00	.00	20.00CR
0011762	3/31/16- 3/30/17	27-17-009	TAQUERA LA GUADALUPE R'LA	20.00CR	3.60CR	.00	.00	23.60CR
9744	1/01/17-12/31/17	27-17-009	THE SERVICE TEAM LLC	36.00CR	.00	.00	.00	36.00CR
0011783	12/01/16-11/30/17	27-17-009	THE SPIFFY SHOPPER	20.00CR	.00	.00	.00	20.00CR
0011501	1/01/17-12/31/17	27-17-009	TOWNSHIP TC HEART, LLC	30.00CR	.00	.00	.00	30.00CR
0011775	12/01/16-12/01/17	27-17-365	TRACI MICHELLE LLC	20.00CR	.00	.00	.00	20.00CR
10229	1/01/17-12/31/17	27-17-009	U-SAVE AUTO RENTAL OF AME	66.00CR	.00	.00	.00	66.00CR
7372	12/01/16-11/30/17	27-17-009	UPSHAW, WILLIAMS, BIGGERS	33.00CR	.00	.00	.00	33.00CR
0011526	12/01/16-11/30/17	27-17-009	UPTOWN DENTAL	20.00CR	2.20CR	.00	.00	22.20CR
0011233	1/01/17-12/31/17	27-17-365	VAPOR WORLD	200.00CR	.00	.00	.00	200.00CR
0011507	2/01/17- 1/31/18	27-17-009	VASSAR ORTHODONTICS PLLC	30.00CR	.00	.00	.00	30.00CR
8579	12/01/16-11/30/17	27-17-009	WAFFLE HOUSE #1647	60.00CR	.00	.00	.00	60.00CR
6309	1/01/17-12/31/17	27-17-009	WESTS HAPKIDO ACADEMY INC	20.00CR	.00	.00	.00	20.00CR
0010704	1/01/17-12/31/17	27-17-009	WILSON-SIGREST LLC	20.00CR	.00	.00	.00	20.00CR
0011358	7/17/16- 7/16/17	27-17-365	XCELL COMMUNICATIONS OF M	20.00CR	3.00CR	.00	.00	23.00CR
8154	9/01/16- 8/31/17	27-17-365	YANKEE CANDLE COMPANY, IN	20.00CR	3.00CR	.00	.00	23.00CR
0011484	1/01/17-12/31/17	27-17-009	YOUR PERSONAL CHEF, INC.	20.00CR	.00	.00	.00	20.00CR

RECORD TOTAL		INPUT TOTAL	FEE TOTAL	PENALTY TOTAL	TAX TOTAL	INTEREST TOTAL	GRAND TOTAL__	
156			10,503.50CR	100.25CR			10,603.75CR	

LICENSES: THRU ZZZZZZZZZZ

SORTED BY: NAME

PAYMENT DATES: 12/01/2016 TO 12/31/2016

** LICENSE CODE TOTALS **

		===== PAYMENT DISTRIBUTION =====				
LICENSE CODE	DESCRIPTION	FEE	PENALTY	TAX	INTEREST	TOTAL PAID
27-17-009	SERVICE BUSINESSES	120	3,801.00CR	82.25CR		3,883.25CR
27-17-299	PAWN BROKERS	3	600.00CR			600.00CR
27-17-365	RETAIL/WHOLESALE BUSINESSES	35	6,082.50CR	18.00CR		6,100.50CR
27-27-301	VENDING MACHINES	1	20.00CR			20.00CR
TOTAL			10,503.50CR	100.25CR		10,603.75CR

** REPORT CODE TOTALS **

REPORT CODE	DESCRIPTION	FEE	===== PAYMENT DISTRIBUTION =====				TOTAL PAID
				PENALTY	TAX	INTEREST	
*****	INVALID	79	6,057.00CR	44.95CR			6,101.95CR
238990	All Other Specialty Trade Cont	18	565.00CR	9.10CR			574.10CR
424490	Other Grocery and Related Prod	1	20.00CR				20.00CR
424720	Petroleum and Petroleum Produc	1	25.00CR				25.00CR
424940	Tobacco and Tobacco Product Me	1	200.00CR				200.00CR
445110	Supermarkets and Other Grocery	1	20.00CR				20.00CR
446120	Cosmetics Beauty Supplies and	2	190.00CR				190.00CR
448110	Men's Clothing Stores	1	200.00CR				200.00CR
448120	Women's Clothing Stores	1	20.00CR				20.00CR
448140	Family Clothing Stores	2	1,700.00CR				1,700.00CR
448210	Shoe Stores	1	20.00CR				20.00CR
451110	Sporting Goods Stores	1		6.80CR			6.80CR
451120	Hobby Toy and Game Stores	1	20.00CR				20.00CR
451140	Musical Instrument and Supplie	1	20.00CR				20.00CR
454112	Electronic Auctions	1	20.00CR				20.00CR
454390	Other Direct Selling Establish	5	402.50CR	3.00CR			405.50CR
524210	Insurance Agencies and Brokera	1	20.00CR				20.00CR
531210	Offices of Real Estate Agents	3	60.00CR				60.00CR
541110	Offices of Lawyers	6	153.00CR	11.70CR			164.70CR
541211	Offices of Certified Public Ac	1	20.00CR				20.00CR
541213	Tax Preparation Services	1	20.00CR				20.00CR
541219	Other Accounting Services	3	60.00CR	2.80CR			62.80CR
541512	Computer Systems Design Servic	1	20.00CR				20.00CR
561720	Janitorial Services	2	40.00CR	5.40CR			45.40CR
611430	Professional and Management De	1	20.00CR				20.00CR
621111	Offices of Physicians (except	4	106.00CR				106.00CR
621210	Offices of Dentists	1	20.00CR	2.20CR			22.20CR
621610	Home Health Care Services	1	30.00CR				30.00CR
624410	Child Day Care Services	1	20.00CR	2.20CR			22.20CR
721110	Hotels (except Casino Hotels)	1	105.00CR				105.00CR
722320	Caterers	1	20.00CR				20.00CR
722511	FULL-SERVICE RESTAURANTS	5	100.00CR	6.40CR			106.40CR
722515	NONALCOHOLIC BEVERAGE BARS	1	20.00CR				20.00CR
811111	General Automotive Repair	1	20.00CR				20.00CR
811212	Computer and Office Machine Re	1	20.00CR				20.00CR
812111	Barber Shops	2	60.00CR	3.30CR			63.30CR
812112	Beauty Salons	2	50.00CR	2.40CR			52.40CR
812990	All Other Personal Services	1	20.00CR				20.00CR
813910	Business Associations	1	20.00CR				20.00CR
TOTAL			10,503.50CR	100.25CR			10,603.75CR

LICENSES: THRU ZZZZZZZZZZ

SORTED BY: NAME

PAYMENT DATES: 12/01/2016 TO 12/31/2016

** FEE CODE TOTALS **

		===== PAYMENT DISTRIBUTION =====					
FEE CODE	DESCRIPTION	FEE		PENALTY	TAX	INTEREST	TOTAL PAID
27-17-009	SERVICE BUSINESS	98	2,190.00CR	60.80CR			2,250.80CR
27-17-009C	SERVICE BUSINESSES OVER 10	22	1,611.00CR	21.45CR			1,632.45CR
27-17-299A	PAWN BROKERS	1	250.00CR				250.00CR
27-17-299B	PB-DIRK,KNIFE,PISTOL	1	250.00CR				250.00CR
27-17-365	RETAIL/WHOLESALE BUSINESSES	35	6,082.50CR	18.00CR			6,100.50CR
27-17-415	DEALERS IN DEADLY WEAPONS	1	100.00CR				100.00CR
27-27-301F	VENDING MACHINES MORE THAN 20	1	20.00CR				20.00CR
TOTAL			10,503.50CR	100.25CR			10,603.75CR

LICENSES: THRU ZZZZZZZZZZ

SORTED BY: NAME

PAYMENT DATES: 12/01/2016 TO 12/31/2016

** GENERAL LEDGER DISTRIBUTION **

FUND G/L ACCOUNT	ACCOUNT NAME	AMOUNT
001-000-220	PRIVILEGE LICENSES	10,583.75CR
001-000-223	OTHER PERMITS	20.00CR
099-000-008	POOLED CASH	10,603.75

REPORT SELECTION CRITERIA

REPORT SELECTION

LICENSES: THRU ZZZZZZZZZZ
EFFECTIVE DATES: 0/00/0000 TO 99/99/9999
EXPIRATION DATES: 0/00/0000 TO 99/99/9999
PAYMENT DATES: 12/01/2016 TO 12/31/2016
LICENSE CODES: Include: 27-17-009 , 27-17-035 , 27-17-299 , 27-17-365 , 27-17-415 , 27-17-425 , 27-27-005 27-27-301 , 75-85-0
REPORT CODES: All
FEE CODES: All

PRINT OPTIONS

SEQUENCE: NAME
REPORT TYPE: SUMMARY
REVERSE PAYMENTS: NO

END OF REPORT

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	*-----INVOICE-----*			
				NUMBER	DATE	AMOUNT	
01-45690	MISS DEPARTMENT OF EMPLOY	135738	8900007: QTR ENDING 12-31-16	I 201701060869	1/06/2017	430.12	
			8900007: QTR ENDING 12-31-16	001-010-490	32.73		
			8900007: QTR ENDING 12-31-16	001-020-490	0.00		
			8900007: QTR ENDING 12-31-16	001-040-490	9.02		
			8900007: QTR ENDING 12-31-16	001-092-490	0.00		
			8900007: QTR ENDING 12-31-16	001-040-490	0.00		
			8900007: QTR ENDING 12-31-16	001-100-490	109.93		
			8900007: QTR ENDING 12-31-16	001-160-490	86.22		
			8900007: QTR ENDING 12-31-16	001-180-490	8.42		
			8900007: QTR ENDING 12-31-16	001-201-490	72.74		
			8900007: QTR ENDING 12-31-16	001-340-490	84.96		
			8900007: QTR ENDING 12-31-16	005-101-490	1.83		
			8900007: QTR ENDING 12-31-16	400-650-490	18.77		
			8900007: QTR ENDING 12-31-16	404-650-490	5.50		
TOTAL =						430.12	

FUND TOTALS		
FUND	NAME	TOTAL
001	GENERAL FUND	404.02
005	COURT SERVICES FEE FUND	1.83
400	PUBLIC UTILITIES FUND	18.77
404	EMCRS OPERATION & MAINT	5.50
TOTALS FOR ALL FUNDS =		430.12

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	*-----INVOICE-----*		
				NUMBER	DATE	AMOUNT
01-02960	A S C A P	135739	RENEWAL RENEWAL	I 201612300863 001-340-686	12/30/2016 341.21	341.21
01-00655	A W W A BOOKSTORE	135740	MEMBERSHIP CHRIS BRYSON MEMBERSHIP CHRIS BRYSON	I 7001255231 400-650-686	9/19/2016 215.00	215.00
01-02402	ACCESS CONTROL GROUP	135741	GATE REPAIR GATE REPAIR LABOR TAG READER	I 8271 001-100-635 001-100-635	12/20/2016 250.00 517.50	767.50
01-02402	ACCESS CONTROL GROUP	135742	KEY FOBS KEY FOBS	I 8299 001-100-540	1/03/2017 55.00	55.00
01-01655	ADVANTAGE BUSINESS SYSTEM	135743	CREDIT FOR RETURN CREDIT FOR RETURN	C CM7614 001-040-540	11/18/2016 9.57CR	9.57CR
01-01655	ADVANTAGE BUSINESS SYSTEM	135744	9-1-16 - 8-31-17 LETTER OPENER 9-1-16 - 8-31-17 LETTER OPENER	I 122989 001-040-635	9/26/2016 209.00	209.00
01-01558	AMERICA'S CHOICE CHEMICAL	135745	WELL OIL WELL OIL ODORINE SEWER SOLV	I 12459 400-650-575 400-650-575	12/27/2016 2,479.60 1,679.70	4,159.30
01-00304	AREGOOD TECHNOLOGIES, INC	135746	PRINTER FEES PRINTER FEES	I AR80197 001-340-604	12/30/2016 55.02	55.02
01-04096	ASSOCIATED PRESS, THE	135747	SUBSCRIPTION RENEWAL SUBSCRIPTION RENEWAL	I APB-00330931 001-093-686	12/28/2016 44.99	44.99
01-01944	ATMOS ENERGY	135748	3013187195:11-24-16 - 12-27-16 3013187195:11-24-16 - 12-27-16	I 201701110870 001-340-630	12/27/2016 63.40	63.40
01-01944	ATMOS ENERGY	135749	3015422613:11-24-16 - 12-27-16 3015422613:11-24-16 - 12-27-16	I 201701110871 001-160-630	12/27/2016 209.55	209.55
01-04800	BATTERIES PLUS BULBS	135750	OVERPYMT OF PRIVILEGE LICENSE OVERPYMT OF PRIVILEGE LICENSE	I 201701110872 001-000-351	12/27/2016 20.00	20.00
01-03863	BEAVER INDUSTRIES, INC	135751	20" STAINLESS WHIRL-A-WAY 20" STAINLESS WHIRL-A-WAY FREIGHT 3/8 X 50 HOSE	I 18722 001-201-635 001-201-635 001-201-635	12/12/2016 607.55 45.00 96.25	748.80
01-06885	BIG TEN TIRE CO INC	135752	UPFIT/P.CRAIG/P349 EXTANG SOLID FOLD LEVELING KIT ALIGNMENT ACCESSORY LABOR SERVICE LABOR DISCOUNT	I 005-28293 001-100-730 001-100-730 001-100-730 001-100-730 001-100-730 001-100-730	12/05/2016 849.95 59.99 79.99 50.00 247.50 187.00CR	1,100.43

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	*-----INVOICE-----*		
				NUMBER	DATE	AMOUNT
01-03264	BLAYLOCK, RONALD	135753	JANUARY 10, 2017 MEETING JANUARY 10, 2017 MEETING	I 011017 001-180-611	1/10/2017 50.00	50.00
01-04583	BROWN, BARBARA LYNN	135754	JANUARY 9, 2017 MEETING JANUARY 9, 2017 MEETING	I 010917 001-340-611	1/09/2017 50.00	50.00
01-02311	BUFKIN MECHANICAL, INC	135755	SERVICE ORDERS TRAILHEAD MENS	I 71345 001-340-637	12/05/2016 820.00	820.00
01-02311	BUFKIN MECHANICAL, INC	135756	SERVICE ORDERS TENNIS CENTER HOT WA	I 71359 001-340-637	12/09/2016 100.00	100.00
01-02311	BUFKIN MECHANICAL, INC	135757	SERVICE ORDERS TRAILHEAD WOMEN	I 71376 001-340-637	12/20/2016 100.00	100.00
01-02311	BUFKIN MECHANICAL, INC	135758	SERVICE ORDERS WOMEN FP FAUCET	I 71377 001-340-637	12/29/2016 200.00	200.00
01-03826	C SPIRE WIRELESS	135759	0031656019:11-23-16 - 12-22-16 0031656019:11-23-16 - 12-22-16	I 201701110873 001-020-605	12/22/2016 50.26	50.26
01-03826	C SPIRE WIRELESS	135760	0031656041:11-23-16 - 12-22-16 0031656041:11-23-16 - 12-22-16 0031656041:11-23-16 - 12-22-16 0031656041:11-23-16 - 12-22-16 0031656041:11-23-16 - 12-22-16 0031656041:11-23-16 - 12-22-16	I 201701110874 001-020-605 001-042-605 001-080-605 001-092-605 001-093-605	12/22/2016 239.33 168.90 50.26 19.83 50.26	528.58
01-03826	C SPIRE WIRELESS	135761	0031656076:11-23-16 - 12-22-16 0031656076:11-23-16 - 12-22-16	I 201701110875 001-160-605	12/22/2016 262.89	262.89
01-03826	C SPIRE WIRELESS	135762	0031656124:11-3-16 - 12-22-16 0031656124:11-3-16 - 12-22-16	I 201701110876 001-180-605	12/22/2016 402.08	402.08
01-03826	C SPIRE WIRELESS	135763	0031656148:11-23-16 - 12-22-16 0031656148:11-23-16 - 12-22-16 0031656148:11-23-16 - 12-22-16 0031656148:11-23-16 - 12-22-16	I 201701110878 001-201-605 400-650-605 404-650-605	12/22/2016 420.05 529.22 84.45	1,033.72
01-01999	CABALLERO, MICHELLE	135764	JANUARY 5, 2017 MEETING JANUARY 5, 2017 MEETING	I 010517 001-180-611	1/05/2017 50.00	50.00
01-01441	CAPITOL TOWING INC	135765	TOWING FEES P327 TOWING FEE	I 84295 001-100-632	12/18/2016 55.00	55.00
01-01441	CAPITOL TOWING INC	135766	P307 TOWING FEES	I 84443 001-100-632	12/30/2016 55.00	55.00
01-01136	CENTERPOINT ENERGY	135767	30982987: 12-01-16 - 01-03-17 30982987: 12-01-16 - 01-03-17	I 201701120950 001-100-630	1/09/2017 23.30	23.30

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	*-----INVOICE-----*		
				NUMBER	DATE	AMOUNT
01-01136	CENTERPOINT ENERGY	135768	31746860: 12-01-16 - 01-03-17 I 31746860: 12-01-16 - 01-03-17	201701120951 001-201-630	1/09/2017 715.00	715.00
01-01136	CENTERPOINT ENERGY	135769	31762107: 12-01-06 - 01-03-17 I 31762107: 12-01-06 - 01-03-17	201701120952 001-160-630	1/09/2017 258.90	258.90
01-01136	CENTERPOINT ENERGY	135770	31796030:12-01-16 - 01-03- 17 I 31796030:12-01-16 - 01-03- 17	201701120953 001-092-630	1/09/2017 93.74	93.74
01-01136	CENTERPOINT ENERGY	135771	31942477: 12-01-16 - 01-03-17 I 31942477: 12-01-16 - 01-03-17	201701120954 001-350-630	1/09/2017 502.88	502.88
01-01136	CENTERPOINT ENERGY	135772	31942485: 12-01-16 - 01-03-17 I 31942485: 12-01-16 - 01-03-17	201701120955 001-340-630	1/09/2017 45.96	45.96
01-01136	CENTERPOINT ENERGY	135773	31942493: 12-01-16 - 01-03-17 I 31942493: 12-01-16 - 01-03-17	201701120956 001-160-630	1/09/2017 242.13	242.13
01-01136	CENTERPOINT ENERGY	135774	31942501: 12-01-16 - 01-03-17 I 31942501: 12-01-16 - 01-03-17	201701120957 400-650-630	1/09/2017 434.96	434.96
01-01136	CENTERPOINT ENERGY	135775	31942519: 12-01-16 - 01-03-17 I 31942519: 12-01-16 - 01-03-17	201701120958 400-650-630	1/09/2017 792.12	792.12
01-01136	CENTERPOINT ENERGY	135776	31984024: 12-01-16 - 01-03-17 I 31984024: 12-01-16 - 01-03-17	201701120959 001-100-630	1/09/2017 1,592.38	1,592.38
01-05070	CENTRAL MS CHAPTER APA	135777	TRAINING - LUNCH & LEARN TRAINING - LUNCH & LEARN	I 00037 001-040-681	1/04/2017 10.00	10.00
01-13025	CINTAS CORPORATION LOC #2	135778	02148 02148 02148	I 10278928 001-180-540 400-650-540	12/27/2016 24.47 24.47	48.94
01-13025	CINTAS CORPORATION LOC #2	135779	02148 02148 02148	I 10281986 001-180-540 400-650-540	1/03/2017 24.47 24.47	48.94
01-13025	CINTAS CORPORATION LOC #2	135780	04052 04052	I 10281987 001-340-540	1/03/2017 43.49	43.49
01-13025	CINTAS CORPORATION LOC #2	135781	02147 02147	I 10281988 001-340-540	1/03/2017 37.76	37.76
01-13025	CINTAS CORPORATION LOC #2	135782	04448 04448	I 10282118 001-201-535	1/03/2017 331.20	331.20
01-13025	CINTAS CORPORATION LOC #2	135783	04450 04450	I 10282119 400-650-535	1/03/2017 169.09	169.09
01-13025	CINTAS CORPORATION LOC #2	135784	04450	I 10282120	1/03/2017	436.45

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	*-----INVOICE-----*	AMOUNT	
				NUMBER	DATE	
01-13025	CINTAS CORPORATION LOC #2	135784	04450 04450	I 10282120 400-650-535	1/03/2017 436.45	436.45
						CONT
01-13025	CINTAS CORPORATION LOC #2	135785	04448 04448	I 10282121 001-201-540	1/03/2017 2.55	2.55
01-13025	CINTAS CORPORATION LOC #2	135786	04450 04450	I 10282122 400-650-540	1/03/2017 46.54	46.54
01-13025	CINTAS CORPORATION LOC #2	135787	02148 02148 02148	I 10284990 001-180-540 400-650-540	1/10/2017 24.47 24.47	48.94
01-13025	CINTAS CORPORATION LOC #2	135788	04052 04052	I 10284991 001-340-540	1/10/2017 43.49	43.49
01-13025	CINTAS CORPORATION LOC #2	135789	02147 02147	I 10284992 001-340-540	1/10/2017 37.76	37.76
01-13025	CINTAS CORPORATION LOC #2	135790	04448 04448	I 10285120 001-201-535	1/10/2017 251.44	251.44
01-13025	CINTAS CORPORATION LOC #2	135791	04450 04450	I 10285121 400-650-535	1/10/2017 169.09	169.09
01-13025	CINTAS CORPORATION LOC #2	135792	04448 04448	I 10285122 001-201-540	1/10/2017 2.55	2.55
01-13025	CINTAS CORPORATION LOC #2	135793	04450 04450	I 10285123 400-650-540	1/10/2017 46.54	46.54
01-13602	CLARION LEDGER	135794	HIGHLAND COLONY&OLD AGENCY ADV HIGHLAND COLONY&OLD AGENCY ADV	I 0005758639 001-201-615	12/25/2016 161.36	161.36
01-04822	COLLIER, RACHEL	135795	JANUARY 9, 2017 MEETING JANUARY 9, 2017 MEETING	I 010917 001-340-611	1/09/2017 50.00	50.00
01-02440	COMCAST CABLE	135796	339213027: 12-28-16 - 01-27-17 339213027: 12-28-16 - 01-27-17 339213027: 12-28-16 - 01-27-17 339213027: 12-28-16 - 01-27-17 339213027: 12-28-16 - 01-27-17 339213027: 12-28-16 - 01-27-17 339213027: 12-28-16 - 01-27-17 339213027: 12-28-16 - 01-27-17	I 201701110879 001-020-604 001-042-604 001-080-604 001-180-604 001-201-604 001-340-604 400-650-604	12/25/2016 15.60 57.20 5.21 67.60 20.84 57.20 31.20	254.85
01-02440	COMCAST CABLE	135797	360909025: 12-28-16 - 01-27-17 360909025: 12-28-16 - 01-27-17	I 201701110881 001-340-604	12/25/2016 104.85	104.85
01-02440	COMCAST CABLE	135798	314941015: 01-01-17 - 01-31-17 314941015: 01-01-17 - 01-31-17	I 201701110882 001-100-604	12/29/2016 219.90	219.90

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	*-----INVOICE-----*		
				NUMBER	DATE	AMOUNT
01-02440	COMCAST CABLE	135799	363920010: 01-01-17 - 01-31-17 I 363920010: 01-01-17 - 01-31-17	201701110883 001-160-604	12/29/2016 234.85	234.85
01-02660	COMCAST CABLE	135800	390552018: 01-01-17 - 01-31-17 I 390552018: 01-01-17 - 01-31-17	201701110884 001-160-604	12/29/2016 89.90	89.90
01-00553	COMPLETE FLAG SOURCE, A	135801	FLAG CHANGING FLAG CHANGING	I 4042 001-340-637	12/27/2016 900.00	900.00
01-02898	CONSOLIDATED FLEET SERVIC	135802	FD-LADDER TESTING GD LADDER INSPECTION HEAT SENSORS LADDER 4 & LADDER 1	I 2016AS0071 001-160-632 001-160-632 001-160-632	12/20/2016 490.50 270.00 1,250.00	2,010.50
01-03220	COX, WALTER	135803	JANUARY 5, 2017 MEETING JANUARY 5, 2017 MEETING	I 010517 001-180-611	1/05/2017 50.00	50.00
01-04592	CRYSTAL CLEAN SWEEPING IN	135804	1201-16 - 12-30-16 SWEEP SERVI 1201-16 - 12-30-16 SWEEP SERVI	I 27885 001-201-604	12/31/2016 7,218.35	7,218.35
01-02613	DATAPROSE, LLC	135805	12-01-16 - 12-31-16 BILLING 12-01-16 - 12-31-16 BILLING 12-01-16 - 12-31-16 BILLING	I DP1603874 400-650-604 400-650-540	12/31/2016 789.64 2,685.78	3,475.42
01-01993	DEVINEY RENTAL AND SUPPLY	135806	FILTERS 43170 FILTER 32430 FILTER 42270 FILTER 4270 FILTER	I IV62857 001-201-635 001-201-635 001-201-635 001-201-635	12/01/2016 109.08 23.76 113.42 56.71	302.97
01-01993	DEVINEY RENTAL AND SUPPLY	135807	EQUIPMENT PARTS LAMP ASSY.	I IV63269 001-201-635	12/21/2016 74.10	74.10
01-18615	DICKEN, BILL	135808	JANUARY 10, 2017 MEETING JANUARY 10, 2017 MEETING	I 011017 001-180-611	1/10/2017 50.00	50.00
01-18615	DICKEN, BILL	135809	DECEMBER 13, 2016 MEETING DECEMBER 13, 2016 MEETING	I 121316 001-180-611	12/13/2016 50.00	50.00
01-18620	DICKERSON & BOWEN INC	135810	ASPHALT ASPHALT	I 70463 001-201-575	12/20/2016 2,144.00	2,144.00
01-02850	ELITE WATER & COFFEE SERV	135811	NOVEMBER 2016 COOLER RENTAL	I 119318 001-100-540	11/30/2016 40.00	40.00
01-02850	ELITE WATER & COFFEE SERV	135812	DECEMBER 2016 COOLER RENTAL	I 119651 001-100-540	12/31/2016 40.00	40.00
01-04298	ELKINS WHOLESALE INC	135813	FD- STA 4 & CENTRAL DMQ LAUNDRY DETERGENT	I 300328 001-160-510 001-160-510	12/30/2016 34.28 77.19	111.47

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	*-----INVOICE-----*		
				NUMBER	DATE	AMOUNT
01-04298	ELKINS WHOLESALE INC	135814	FD- STA 4 & CENTRAL DMQ	I 300329 001-160-510	12/30/2016 34.28	34.28
01-21500	ENTERGY	135815	14870935 14870935	I 201701110885 001-000-016	1/04/2017 1,086.37	1,086.37
01-21500	ENTERGY	135816	14870968 14870968	I 201701110886 001-160-630	1/04/2017 42.40	42.40
01-21500	ENTERGY	135817	14870976 14870976	I 201701110887 001-201-684	1/04/2017 26,683.94	26,683.94
01-21500	ENTERGY	135818	14870984 14870984 14870984 14870984 14870984	I 201701110888 001-160-630 001-201-630 001-092-630 001-350-630	1/04/2017 1,237.88 13.61 1,344.01 746.24	3,341.74
01-21500	ENTERGY	135819	14870992 14870992	I 201701110889 001-340-630	1/04/2017 2,773.65	2,773.65
01-21500	ENTERGY	135820	14870943 14870943 14870943	I 201701110890 001-160-630 400-650-630	1/05/2017 446.56 17,200.16	17,646.72
01-21506	ENTERGY	135821	114576762: 11-23-16 - 12-23-16 114576762: 11-23-16 - 12-23-16	I 201701110891 001-201-684	12/30/2016 57.39	57.39
01-21506	ENTERGY	135822	119515120: 11-23-16 - 12-22-16 119515120: 11-23-16 - 12-22-16	I 201701110892 001-340-630	12/30/2016 43.20	43.20
01-21506	ENTERGY	135823	125164566: 11-22-16 - 12-23-16 125164566: 11-22-16 - 12-23-16	I 201701110893 001-201-684	12/30/2016 120.59	120.59
01-21506	ENTERGY	135824	125336933: 11-23-16 - 12-23-16 125336933: 11-23-16 - 12-23-16	I 201701110894 001-201-684	12/30/2016 42.49	42.49
01-21506	ENTERGY	135825	125345504: 11-23-16 - 12-23-16 125345504: 11-23-16 - 12-23-16	I 201701110895 001-201-684	12/30/2016 29.42	29.42
01-21506	ENTERGY	135826	15484330: 11-23-16 - 12-23-16 15484330: 11-23-16 - 12-23-16	I 201701110896 001-100-630	12/30/2016 3,285.41	3,285.41
01-21506	ENTERGY	135827	17717240: 11-23-16 - 12-23-16 17717240: 11-23-16 - 12-23-16	I 201701110897 001-201-630	12/30/2016 278.85	278.85
01-21506	ENTERGY	135828	17853490: 11-23-16 - 12-23-16 17853490: 11-23-16 - 12-23-16	I 201701110898 001-340-630	12/30/2016 594.39	594.39
01-21506	ENTERGY	135829	51277291: 11-19-16 - 12-22-16 51277291: 11-19-16 - 12-22-16	I 201701110899 001-160-630	12/30/2016 601.93	601.93

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	*-----INVOICE-----*			
				NUMBER	DATE	AMOUNT	
01-21506	ENTERGY	135830	64589617: 11-23-16 - 12-23-16 I 64589617: 11-23-16 - 12-23-16	201701110900 001-340-630	12/30/2016 13.35	13.35	
01-21506	ENTERGY	135831	64589682: 11-23-16 - 12-23-16 I 64589682: 11-23-16 - 12-23-16	201701110901 001-340-630	12/30/2016 15.06	15.06	
01-21506	ENTERGY	135832	69877777: 11-23-16 - 12-23-16 I 69877777: 11-23-16 - 12-23-16	201701110902 001-340-630	12/30/2016 22.16	22.16	
01-21506	ENTERGY	135833	69877793: 11-23-16 - 12-23-16 I 69877793: 11-23-16 - 12-23-16	201701110903 001-340-630	12/30/2016 8.89	8.89	
01-21506	ENTERGY	135834	69877819: 11-23-16 - 12-23-16 I 69877819: 11-23-16 - 12-23-16	201701110904 001-340-630	12/30/2016 71.58	71.58	
01-21506	ENTERGY	135835	86018090: 11-19-16 - 12-22-16 I 86018090: 11-19-16 - 12-22-16	201701110905 400-650-630	12/30/2016 5,605.68	5,605.68	
01-21506	ENTERGY	135836	86296498: 11-21-16 - 12-22-16 I 86296498: 11-21-16 - 12-22-16	201701110906 400-650-630	12/30/2016 17.83	17.83	
01-21506	ENTERGY	135837	86654423: 11-23-16 - 12-23-16 I 86654423: 11-23-16 - 12-23-16	201701110907 400-650-630	12/30/2016 129.29	129.29	
01-21506	ENTERGY	135838	106735830: 11-28-16 - 12-23-16 I 106735830: 11-28-16 - 12-23-16	201701110908 001-201-684	1/03/2017 94.86	94.86	
01-21506	ENTERGY	135839	114576796: 11-22-16 - 12-23-16 I 114576796: 11-22-16 - 12-23-16	201701110909 001-201-684	1/03/2017 62.45	62.45	
01-21506	ENTERGY	135840	114576804: 11-22-16 - 12-25-16 I 114576804: 11-22-16 - 12-25-16	201701110910 001-201-684	1/03/2017 44.71	44.71	
01-21506	ENTERGY	135841	125337436: 11-26-16 - 12-2-16 I 125337436: 11-26-16 - 12-2-16	201701110911 001-201-684	1/03/2017 69.55	69.55	
01-21506	ENTERGY	135842	129083648: 11-28-16 - 12-27-16 I 129083648: 11-28-16 - 12-27-16	201701110912 001-160-630	1/03/2017 8.18	8.18	
01-21506	ENTERGY	135843	65003816: 11-28-16 - 12-23-16 I 65003816: 11-28-16 - 12-23-16	201701110913 001-201-684	1/03/2017 32.75	32.75	
01-21506	ENTERGY	135844	67111021: 11-22-16 - 12-25-16 I 67111021: 11-22-16 - 12-25-16	201701110914 001-201-684	1/03/2017 12.80	12.80	
01-21506	ENTERGY	135845	68325224: 11-28-16 - 12-27-16 I 68325224: 11-28-16 - 12-27-16	201701110915 001-201-684	1/03/2017 7.61	7.61	
01-21506	ENTERGY	135846	73076234: 11-26-16 - 12-27-16 I 73076234: 11-26-16 - 12-27-16	201701110916 001-201-684	1/03/2017 51.30	51.30	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	*-----INVOICE-----*		
				NUMBER	DATE	AMOUNT
01-21506	ENTERGY	135847	73076317: 11-26-16 - 12-27-16 I 73076317: 11-26-16 - 12-27-16	201701110917 001-201-684	1/03/2017 63.27	63.27
01-21506	ENTERGY	135848	77345429: 11-26-16 - 12-27-16 I 77345429: 11-26-16 - 12-27-16	201701110918 001-201-684	1/03/2017 60.90	60.90
01-21506	ENTERGY	135849	97289623: 11-28-16 - 12-27-16 I 97289623: 11-28-16 - 12-27-16	201701110919 001-160-630	1/03/2017 8.30	8.30
01-21506	ENTERGY	135850	112618996: 11-26-6 - 12-28-16 I 112618996: 11-26-6 - 12-28-16	201701110920 001-201-684	1/04/2017 82.63	82.63
01-21506	ENTERGY	135851	112619010: 11-24-16 - 12-23-16 I 112619010: 11-24-16 - 12-23-16	201701110921 001-201-684	1/04/2017 76.05	76.05
01-21506	ENTERGY	135852	114576788: 11-24-16 - 12-27-16 I 114576788: 11-24-16 - 12-27-16	201701110922 001-201-684	1/04/2017 44.32	44.32
01-21506	ENTERGY	135853	114576812: 11-23-16 - 12-26-16 I 114576812: 11-23-16 - 12-26-16	201701110923 001-201-684	1/04/2017 61.54	61.54
01-21506	ENTERGY	135854	123468100: 11-22-16 - 12-21-16 I 123468100: 11-22-16 - 12-21-16	201701110924 001-201-684	1/04/2017 21.43	21.43
01-21506	ENTERGY	135855	125333245: 11-26-16 - 12-28-16 I 125333245: 11-26-16 - 12-28-16	201701110925 001-201-684	1/04/2017 50.78	50.78
01-21506	ENTERGY	135856	125333369: 11-24-16 - 12-27-16 I 125333369: 11-24-16 - 12-27-16	201701110926 001-201-684	1/04/2017 25.00	25.00
01-21506	ENTERGY	135857	125333385: 11-24-16 - 12-23-16 I 125333385: 11-24-16 - 12-23-16	201701110927 001-201-684	1/04/2017 23.98	23.98
01-21506	ENTERGY	135858	125337220: 11-25-16 - 12-27-16 I 125337220: 11-25-16 - 12-27-16	201701110928 001-201-684	1/04/2017 76.43	76.43
01-21506	ENTERGY	135859	125337451: 11-25-16 - 12-28-16 I 125337451: 11-25-16 - 12-28-16	201701110929 001-201-684	1/04/2017 56.23	56.23
01-21506	ENTERGY	135860	132314451: 12-15-16 - 12-22-16 I 132314451: 12-15-16 - 12-22-16	201701110930 001-201-684	1/04/2017 63.18	63.18
01-21506	ENTERGY	135861	64563828: 11-24-16 - 12-27-16 I 64563828: 11-24-16 - 12-27-16	201701110931 001-201-684	1/04/2017 78.26	78.26
01-21506	ENTERGY	135862	97880801: 11-26-16 - 12-27-16 I 97880801: 11-26-16 - 12-27-16	201701110932 001-201-684	1/04/2017 61.88	61.88
01-21506	ENTERGY	135863	112618939: 11-25-16 - 12-28-16 I 112618939: 11-25-16 - 12-28-16	201701110933 001-201-684	1/05/2017 62.18	62.18

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	*-----INVOICE-----*			
				NUMBER	DATE	AMOUNT	
01-21506	ENTERGY	135864	112618988: 11-29-16 - 12-28-16 I 112618988: 11-29-16 - 12-28-16	201701110934 001-201-684	1/05/2017 62.61	62.61	
01-21506	ENTERGY	135865	18014480: 11-28-16 - 12-28-16 I 18014480: 11-28-16 - 12-28-16	201701110935 001-340-630	1/05/2017 9.20	9.20	
01-21506	ENTERGY	135866	19579978: 11-28-16 - 12-29-16 I 19579978: 11-28-16 - 12-29-16	201701110936 001-340-630	1/05/2017 7.61	7.61	
01-21506	ENTERGY	135867	67890202: 11-29-16 - 12-30-16 I 67890202: 11-29-16 - 12-30-16	201701110937 001-201-684	1/05/2017 101.52	101.52	
01-21506	ENTERGY	135868	77233922: 11-28-16 - 12-28-16 I 77233922: 11-28-16 - 12-28-16	201701110938 001-201-630	1/05/2017 7.82	7.82	
01-21506	ENTERGY	135869	95283941: 11-28-16 - 12-29-16 I 95283941: 11-28-16 - 12-29-16	201701110939 001-201-684	1/05/2017 70.93	70.93	
01-21506	ENTERGY	135870	111753950: 12-03-16 - 01-05-17 I 111753950: 12-03-16 - 01-05-17	201701110940 001-201-684	1/11/2017 266.94	266.94	
01-22500	FEDERAL EXPRESS	135871	1393-1125-6 1393-1125-6	I 5-665-94311 001-100-540	1/05/2017 46.91	46.91	
01-23180	FIRST NATIONAL BANK OF CL	135872	01-01-16 - 12-31-16 BILLING 01-01-16 - 12-31-16 BILLING	I 201701110941 218-450-840	12/31/2016 1,940.00	1,940.00	
01-23490	FOLIAGE DESIGN SYSTEMS	135873	JANUARY 2017 LEASE W/MAINT	I 943893 001-100-604	1/01/2017 167.50	167.50	
01-24500	FUELMAN OF MS-#127779	135874	127779: 01-02-17 - 01-08-17 127779: 01-02-17 - 01-08-17	I NP49395672 001-092-525	1/09/2017 38.84	38.84	
01-01867	FUELMAN OF MS-#127780	135875	127780: 12-26-16 - 01-01-17 127780: 12-26-16 - 01-01-17 127780: 12-26-16 - 01-01-17 127780: 12-26-16 - 01-01-17	I NP49329958 001-201-525 400-650-525 404-650-525	1/02/2017 692.16 430.32 43.87	1,166.35	
01-01867	FUELMAN OF MS-#127780	135876	127780: 01-02-17 - 01-08-17 127780: 01-02-17 - 01-08-17 127780: 01-02-17 - 01-08-17 127780: 01-02-17 - 01-08-17	I NP49395673 001-201-525 400-650-525 404-650-525	1/09/2017 493.77 352.14 16.98	862.89	
01-01868	FUELMAN OF MS-#127781	135877	127781: 12-26-16 - 01-01-17 127781: 12-26-16 - 01-01-17	I NP49329959 001-160-525	1/02/2017 540.15	540.15	
01-01868	FUELMAN OF MS-#127781	135878	127781: 01-02-17 - 01-08-17 127781: 01-02-17 - 01-08-17	I NP49395674 001-160-525	1/09/2017 324.44	324.44	
01-01869	FUELMAN OF MS-#127782	135879	127782: 12-26-16 - 01-01-17 127782: 12-26-16 - 01-01-17	I NP49329960 001-180-525	1/02/2017 59.44	59.44	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	*-----INVOICE-----*			
				NUMBER	DATE	AMOUNT	
01-01869	FUELMAN OF MS-#127782	135880	127782: 01-02-17 - 01-08-17 127782: 01-02-17 - 01-08-17	I NP49395675 001-180-525	1/02/2017 46.80	46.80	
01-01870	FUELMAN OF MS-#127783	135881	127783: 12-26-16 - 01-01-17 127783: 12-26-16 - 01-01-17	I NP49329961 001-100-525	1/02/2017 2,536.33	2,536.33	
01-01870	FUELMAN OF MS-#127783	135882	127783: 01-02-17 - 01-08-17 127783: 01-02-17 - 01-08-17	I NP49395676 001-100-525	1/09/2017 2,771.88	2,771.88	
01-01871	FUELMAN OF MS-#127785	135883	127785: 12-12-16 - 12-18-16 127785: 12-12-16 - 12-18-16	I NP49194964 001-340-525	12/19/2016 56.30	56.30	
01-01871	FUELMAN OF MS-#127785	135884	127785: 12-26-16 - 01-01-17 127785: 12-26-16 - 01-01-17	I NP49329962 001-340-525	1/02/2017 106.88	106.88	
01-01871	FUELMAN OF MS-#127785	135885	127785: 01-02-17 - 01-08-17 127785: 01-02-17 - 01-08-17	I NP49395677 001-340-525	1/09/2017 303.71	303.71	
01-00218	GIESSNER, BERNIE	135886	JANUARY 5, 2017 MEETING JANUARY 5, 2017 MEETING	I 010517 001-180-611	1/05/2017 50.00	50.00	
01-02977	GRINER DRILLING SERVICE,	135887	SAMUEL LANE WATER SUPPLY SAMUEL LANE WATER SUPPLY	I 7A 474-650-750	11/10/2016 233,132.28	233,132.28	
01-05090	H & H VENDING	135888	OVERPYMT OF PRIVILEGE LICENSE OVERPYMT OF PRIVILEGE LICENSE	I 201701110942 001-000-351	12/31/2016 20.00	20.00	
01-01201	HAMMETT, POLLY	135889	JANUARY 9, 2017 MEETING JANUARY 9, 2017 MEETING	I 010917 001-340-611	1/09/2017 50.00	50.00	
01-27765	HARCROS CHEMICALS INC	135890	1 TON CHLORINE 1 TON CHLORINE	I 770101645 400-650-575	12/20/2016 540.00	540.00	
01-27950	HARLEY-DAVIDSON OF CENTRA	135891	T-3 5000 MILE SERVICE SPARK PLUGS SERVICE KIT OIL FILTER REAR BRAKE PADS AIR FILTER 20W50 IOL FORMULA # WASTE DISPOSAL FEE LABOR	I 36042 001-100-632 001-100-632 001-100-632 001-100-632 001-100-632 001-100-632 001-100-632 001-100-632 001-100-632	12/12/2016 9.90 5.17 11.95 57.95 19.95 29.96 17.90 3.50 150.00	306.28	
01-27950	HARLEY-DAVIDSON OF CENTRA	135892	BACKRESTS BACKREST INSTALL	I 36093 001-100-632 001-100-632	1/06/2017 399.90 44.95	444.85	
01-02680	HIGHLAND BUILDING SERVICE	135893	JANITORIAL SERVICE JANITORIAL SERVICE	I 1683 001-340-604	1/01/2016 640.00	640.00	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	*-----INVOICE-----*		
				NUMBER	DATE	AMOUNT
01-05055	HUNTER, BARBARA	135894	JANUARY 9, 2017 MEETING JANUARY 9, 2017 MEETING	I 010917 001-340-611	1/09/2017 50.00	50.00
01-00905	INTERSTATE ALL BATTERY CE	135895	RAD3465 BATTERIES RAD3465 BATTERIES RAD3465 BATTERIES	I 1902502023257 001-201-540 400-650-540	12/28/2016 218.76 218.76	437.52
01-00905	INTERSTATE ALL BATTERY CE	135896	P315/BATTERY BATTERY INSTALL	I 1902502023363 001-100-632 001-100-632	1/05/2017 214.95 14.95	229.90
01-32675	INTERSTATE BATTERY SYSTEM	135897	T-4 BATTERY BATTERY	I 681507 001-100-632	12/09/2016 87.95	87.95
01-32675	INTERSTATE BATTERY SYSTEM	135898	P298/BATTERY BATTERY	I 681781 001-100-632	12/28/2016 140.95	140.95
01-32675	INTERSTATE BATTERY SYSTEM	135899	P288/P306 BATTERIES BATTERY	I 681855 001-100-632	1/04/2017 113.95	113.95
01-32675	INTERSTATE BATTERY SYSTEM	135900	P288/P306 BATTERIES BATTERY	I 681862 001-100-632	1/04/2017 140.95	140.95
01-32950	INTOXIMETERS INC	135901	FST MOUTHPEICES FST MOUTHPEICES SHIPPING	I 551870 001-100-540 001-100-540	12/28/2016 125.00 21.25	146.25
01-33025	IRBY, MARK S	135902	JANUARY 5, 2017 MEETING JANUARY 5, 2017 MEETING	I 010517 001-180-611	1/05/2017 50.00	50.00
01-04057	ITSAVVY	135903	CCLEANER MAINT CCLEANER MAINT	I 00924664 001-042-635	12/29/2016 1,684.02	1,684.02
01-33380	JACKSON COMMUNICATIONS IN	135904	FD-BATTERIES RADIO BATTERIES	I S17429 001-160-635	12/29/2016 1,215.00	1,215.00
01-04490	JONES & BARTLETT LEARNING	135905	FD-TEST PREP EMT TEST PREP EMT	I 3543511 001-160-681	1/03/2017 47.75	47.75
01-04513	KNOUSE, RANDY	135906	DECEMBER 13, 2016 MEETING DECEMBER 13, 2016 MEETING	I 121316 001-180-611	12/13/2016 50.00	50.00
01-05091	LOST PIZZA CO OF RIDGELAN	135907	OVERPYMT OF PRIVILEGE LICENSE OVERPYMT OF PRIVILEGE LICENSE	I 201701110943 001-000-351	1/03/2017 20.00	20.00
01-02031	LOWE'S BUSINESS ACCOUNT	135908	PAINT YELLOW PAINT PAINT BRUSH	I 13525 001-100-540 001-100-540	12/21/2016 20.87 1.41	22.28
01-02031	LOWE'S BUSINESS ACCOUNT	135909	MOUNTING SUPPLIES CABLE COVER	I 14099 001-100-540	12/15/2016 12.66	23.15

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	*-----INVOICE-----*	AMOUNT	CONT
01-02031	LOWE'S BUSINESS ACCOUNT	135909	MOUNTING SUPPLIES	NUMBER	DATE	
			DRILL BIT	I 14099	12/15/2016	23.15
			ANCHOR SET	001-100-540	4.47	
				001-100-540	6.02	
01-04824	MAC HAIK CHRYSLER DODGE J	135910	P327/COIL PACK	I 317949	12/16/2016	27.00
			COIL PACK	001-100-632	27.00	
01-04824	MAC HAIK CHRYSLER DODGE J	135911	P300	I 318408	12/28/2016	504.85
			LABOR	001-100-632	325.00	
			COIL PACK	001-100-632	40.35	
			SPARK PLUGS	001-100-632	74.70	
			OIL PRESSURE SWITCH	001-100-632	39.85	
			SHOP FEE	001-100-632	24.95	
01-04824	MAC HAIK CHRYSLER DODGE J	135912	P293	I 318465	12/29/2016	147.50
			DIAGNOSTICS FEE	001-100-632	147.50	
01-02372	MAC'S FRESH MARKET	135913	CWC LUNCH	I 201612290811	11/30/2016	380.97
			CWC LUNCH	001-201-540	380.97	
01-02372	MAC'S FRESH MARKET	135914	CWC LUNCH	I 201701050868	12/31/2016	111.88
			CWC LUNCH	001-201-540	100.98	
			CWC LUNCH	001-201-540	5.33	
			CWC LUNCH	001-201-540	5.57	
01-41000	MADISON COUNTY JOURNAL	135915	PROPOSALS FROM FINANCIAL INSTI	I 300047749	12/31/2016	47.58
			PROPOSALS FROM FINANCIAL INSTI	001-040-615	47.58	
01-41000	MADISON COUNTY JOURNAL	135916	ZONING-MARTA ANGELICA SECENA	I 300047810	12/31/2016	51.00
			ZONING-MARTA ANGELICA SECENA	001-180-615	51.00	
01-41000	MADISON COUNTY JOURNAL	135917	ZONING-HARDEE'S	I 300047811	12/31/2016	65.40
			ZONING-HARDEE'S	001-180-615	65.40	
01-41000	MADISON COUNTY JOURNAL	135918	ZONING-RIDGELAND HOSPITALITY	I 300047812	12/31/2016	61.56
			ZONING-RIDGELAND HOSPITALITY	001-180-615	61.56	
01-41000	MADISON COUNTY JOURNAL	135919	ZONING-LEE JOHNSON SR	I 300047813	12/31/2016	68.04
			ZONING-LEE JOHNSON SR	001-180-615	68.04	
01-01078	MADISON COUNTY WASTEWATER	135920	ADM ASSESSMENT: JAN 2017	I 2810	1/01/2017	3,473.00
			ADM ASSESSMENT: JAN 2017	400-650-604	3,473.00	
01-01078	MADISON COUNTY WASTEWATER	135921	SRF LOAN: FEB 2017	I 2816	1/01/2017	1,409.79
			SRF LOAN: FEB 2017	400-650-842	1,409.79	
01-01078	MADISON COUNTY WASTEWATER	135922	PARKWAY EAST: FEB 2017	I 2823	1/01/2017	2,021.54
			PARKWAY EAST: FEB 2017	400-650-845	2,021.54	
01-01078	MADISON COUNTY WASTEWATER	135923	BOZEMAN & OLD CANTON:FEB 2017	I 2826	1/01/2017	1,832.14
			BOZEMAN & OLD CANTON:FEB 2017	400-650-848	1,832.14	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	*-----INVOICE-----*		
				NUMBER	DATE	AMOUNT
01-01078	MADISON COUNTY WASTEWATER	135924	TRUSTMARK LOAN: FEB 2017 TRUSTMARK LOAN: FEB 2017	I 2834 400-650-846	1/01/2017 5,809.84	5,809.84
01-03554	MADISON SOUTH RUBBISH LAN	135925	DUMP FEE DUMP FEE DUMP FEE HOST FEE ENVIRONMENTAL FEE	I 10202 001-201-683 001-201-683 001-201-683 001-201-683	12/13/2016 240.00 30.00 13.50 13.50	297.00
01-03554	MADISON SOUTH RUBBISH LAN	135926	CUBIC DUMP FEE 12 CUBIC DUMP FEE HOST FEE ENVIRONMENTAL FEE	I 10224 001-201-683 001-201-683 001-201-683	12/20/2016 180.00 9.00 9.00	198.00
01-03554	MADISON SOUTH RUBBISH LAN	135927	CUBIC DUMP FEE 12 CUBIC DUMP FEE 6 CUBIC DUMP FEE HOST FEE ENVIRONMENTAL FEE	I 10250 001-201-683 001-201-683 001-201-683 001-201-683	12/28/2016 120.00 1,080.00 60.00 60.00	1,320.00
01-03880	MALONE, DOUGLAS	135928	JANUARY 5, 2017 MEETING JANUARY 5, 2017 MEETING	I 010517 001-180-611	1/05/2017 50.00	50.00
01-42480	MARTINSON'S GARDEN WORKS	135929	MARTINSON'S GARDEN WORKS PROPANE TANK REFILLS	I 22164 001-340-525	12/21/2016 100.00	100.00
01-02605	MILLER, LARRY A	135930	JANUARY 5, 2017 MEETING JANUARY 5, 2017 MEETING	I 010517 001-180-611	1/05/2017 50.00	50.00
01-01123	MISS ASSOCIATION OF CHIEF	135931	2017 ANNUAL DUES 2017 ANNUAL DUES	I 122016 001-100-681	12/21/2016 100.00	100.00
01-03495	MISS DEPARTMENT OF REVENUE	135932	TAG RENEWAL FOR POLICE DEPT TAG RENEWAL FOR POLICE DEPT	I 201701110944 001-100-632	1/03/2017 76.50	76.50
01-00953	MISS INDUSTRIES FOR THE B	135933	SUPPLIES MASKING TAPE NAME BADGES RECEIPT BOOKS LAMINATING POUCHES LAMINATING POUCHES 11X17 LASER PRINT MULTIPURPOSE PAPER	I 0029356-IN 001-340-500 001-340-500 001-340-500 001-340-500 001-340-500 001-340-500 001-340-500	12/21/2016 23.97 19.95 103.92 24.99 32.98 104.95 65.99	376.75
01-00953	MISS INDUSTRIES FOR THE B	135934	SUPPLIES BLACK PRINTER INK COLOR INK	I 0029398-IN 001-340-500 001-340-500	12/27/2016 41.99 62.99	104.98
01-47950	MISS VALLEY ELECTRIC SUPP	135935	BULBS & BALLAST 175W BALLAST 150W SWITCH	I S1275727.001 400-650-637 400-650-637	1/04/2017 177.00 55.00	440.00

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	*-----INVOICE-----*		
				NUMBER	DATE	AMOUNT
01-47950	MISS VALLEY ELECTRIC SUPP	135935	BULBS & BALLAST	I S1275727.001	1/04/2017	440.00
			70w SWITCH	400-650-637	73.00	
			175w BULB	400-650-637	11.00	
			70w BLUB	400-650-637	16.00	
			MH1 LAMPS	400-650-637	72.00	
			MP150 BASE	400-650-637	36.00	
01-04419	MISSISSIPPI AG COMPANY	135936	STARTER	I P68617	1/03/2017	415.37
			STARTER	001-340-635	415.37	
01-04419	MISSISSIPPI AG COMPANY	135937	REPAIR TRACTOR	I P68784	1/05/2017	198.04
			QUICK COUPLER	001-201-635	19.40	
			QUICK SOCKET	001-201-635	178.64	
01-01985	MITCHELL'S OUTDOOR POWER	135938	TRIMMER, BLOWER, SAW	I 2530	1/03/2017	866.30
			FS90 R TRIMMER	404-650-540	329.95	
			BLOWER	404-650-540	139.95	
			CHAIN SAW	404-650-540	239.95	
			FILE KIT	404-650-540	35.95	
			SAW CASE	404-650-540	50.95	
			CHAIN	404-650-540	42.70	
			TRIMMER LINE	404-650-540	13.95	
			HP ULTRA	404-650-540	12.90	
01-49350	MOSTLY MARTHA'S FLOWERS	135939	BOWS	I 025854	12/24/2016	495.00
			BOWS	001-340-540	495.00	
01-49512	MR FORMS PRINTING CO	135940	PRINTING	I 161206-90	12/08/2016	1,720.00
			CASE CARDS	001-100-540	472.00	
			FIELD RELEASE FORMS	001-100-540	525.00	
			VOLUTARY STATEMENT F	001-100-540	723.00	
01-00538	MURRAY, JULIUS	135941	JANUARY 5, 2017 MEETING	I 010517	1/05/2017	50.00
			JANUARY 5, 2017 MEETING	001-180-611	50.00	
01-51600	NATIONAL LEAGUE OF CITIES	135942	2017 CONGRESSIONAL CITY	I NLC171:2262	12/30/2016	590.00
			2017 CONGRESSIONAL CITY	001-020-681	590.00	
01-51600	NATIONAL LEAGUE OF CITIES	135943	2017 CONGRESSIONAL CITY	I NLC171:2266	12/30/2016	590.00
			2017 CONGRESSIONAL CITY	001-020-681	590.00	
01-53600	OFFICE DEPOT INC	135944	OFFICE SUPPLIES	I 2021010994	12/28/2016	353.29
			OFFICE CHAIR	001-201-500	119.99	
			WALL BOARD	001-201-500	31.49	
			WHITE OUT	001-201-500	3.99	
			STICKY NOTES	001-201-500	19.99	
			POCKET CALCULATOR	001-201-500	11.99	
			STAPELER	001-201-500	7.99	
			20pc PEN SET	001-201-500	10.44	
			SMALL NOTE PAD	001-201-500	17.97	
			LEGAL PAD	001-201-500	8.99	
			TAPE 10 roll	001-201-500	16.00	

VENDOR		DOCKET		*-----INVOICE-----*		
NUMBER	NAME	NUMBER	COMMENT	NUMBER	DATE	AMOUNT
01-53600	OFFICE DEPOT INC	135944	OFFICE SUPPLIES	I 2021010994	12/28/2016	353.29
			LABELER	001-201-500	10.02	
			PLANNER	001-201-500	33.56	
			PLANNER	001-201-500	24.39	
			CALENDAR REFILL	001-201-500	23.98	
			PAPER CLIPS	001-201-500	1.85	
			ERASER SET	001-201-500	8.90	
			TAPE DISPENSER	001-201-500	1.75	
01-53715	OFFICE PRODUCTS PLUS INC	135945	COURT SERVICES SUPPLIES	I 780123-0	12/09/2016	521.69
			ADDRESS LABELS	001-010-500	51.96	
			9X12 CLASP ENVELOPES	001-010-500	29.25	
			MANILA FOLDERS	001-010-500	47.80	
			FASTENER FOLDERS	001-010-500	203.94	
			BLUE INK REFILL	001-010-500	43.10	
			RED INK REFILL	001-010-500	12.93	
			SCANNED STAMP	001-010-500	20.98	
			VOID STAMP	001-010-500	20.98	
			PAID STAMP	001-010-500	31.47	
			EMAILED STAMP	001-010-500	20.98	
			MAILED STAMP	001-010-500	31.47	
			TAPE DISPENSER	001-010-500	6.83	
01-53715	OFFICE PRODUCTS PLUS INC	135946	COURT SERVICES SUPPLIES	I 780123-1	12/12/2016	167.43
			FASTENER FOLDERS	001-010-500	135.96	
			FAXED STAMP	001-010-500	31.47	
01-53715	OFFICE PRODUCTS PLUS INC	135947	CID/EVIDENCE SUPPLIES	I 780134-0	12/09/2016	117.66
			MANILA FOLDERS	001-100-500	15.58	
			DVD-R DISKS	001-100-501	102.08	
01-53715	OFFICE PRODUCTS PLUS INC	135948	SUPPLY ORDER	I 780154-0	12/09/2016	422.98
			MANILA FOLDERS	001-100-500	77.90	
			LEGAL PADS	001-100-500	39.95	
			STICKY NOTES	001-100-500	119.60	
			MED BINDER CLIPS	001-100-500	44.50	
			SIGNO BLACK PENS	001-100-500	29.56	
			ROLLER BALL BLACK PE	001-100-500	19.10	
			ROLLER BALL BLUE PEN	001-100-500	7.98	
			ROLLER BALL BLACK PE	001-100-500	7.98	
			FINE POINT SHARPIE	001-100-500	24.49	
			CHISEL TIP SHARPIE	001-100-500	7.98	
			TAPE	001-100-500	35.70	
			CABLE TIES	001-100-500	8.24	
01-53715	OFFICE PRODUCTS PLUS INC	135949	OFFICE SUPPLIES - ADMIN	I 781725-0	12/28/2016	37.35
			STRATHMORE STATION.	001-040-500	33.29	
			BALL POINT PENS, BL	400-650-500	4.06	
01-53715	OFFICE PRODUCTS PLUS INC	135950	2017 CALENDARS	I 781933-0	12/30/2016	351.64
			DESK CALENDAR	001-100-540	62.85	
			MONTHLY PLANNER	001-100-540	170.85	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	*-----INVOICE-----*			
				NUMBER	DATE	AMOUNT	CONT
01-53715	OFFICE PRODUCTS PLUS INC	135950	2017 CALENDARS WEEKLY APPT BOOK JUMBO WALL CALENDAR	I 781933-0 001-100-540 001-100-540	12/30/2016 84.95 32.99	351.64	
01-53715	OFFICE PRODUCTS PLUS INC	135951	FD-SUPPLIES CLASP ENVELOPES LANYARDS	I 781956-0 001-160-500 001-160-500	12/30/2016 35.96 121.41	157.37	
01-53715	OFFICE PRODUCTS PLUS INC	135952	RIBBON/INK CARTRIDGE INK CARTRIDGE BLK RED/BLACK RIBBON	I 782602-0 400-650-500 400-650-500	1/06/2017 74.96 13.59	88.55	
01-53715	OFFICE PRODUCTS PLUS INC	135953	OFFICE SUPPLIES - ADMIN MANILA FOLDERS, LEG POWER DUSTER, 10 OZ POWER DUSTER 10 OZ	I 782626-0 001-040-500 001-040-501 400-650-540	1/06/2017 23.93 9.99 9.99	43.91	
01-04609	ONSTAR	135954	ONSTAR RENEWAL: ONSTAR RENEWAL:	I 201612300865 001-020-686	12/30/2016 349.90	349.90	
01-04821	P.R. EVENT MANAGEMENT LLC	135955	MANAGEMENT SRV HEATWAVE MANAGEMENT SRV HEATWAVE	I 1057 001-340-650	12/27/2016 5,000.00	5,000.00	
01-04346	PARKER, PHYLLIS	135956	JANUARY 9, 2017 MEETING JANUARY 9, 2017 MEETING	I 010917 001-340-611	1/09/2017 50.00	50.00	
01-05092	PATHWAY MANAGEMENT INC	135957	OVERPYMT OF PRIVILEGE LICENSE OVERPYMT OF PRIVILEGE LICENSE	I 201701110946 001-000-351	12/27/2016 3.00	3.00	
01-55060	PEARL RIVER VALLEY WATER	135958	90400: 11-18-16 - 12-21-16 90400: 11-18-16 - 12-21-16	I 201701110945 001-340-630	12/30/2016 52.55	52.55	
01-04399	PITNEY BOWES GLOBAL FINAN	135959	11-01-16 - 01-31-17 BILLING 11-01-16 - 01-31-17 BILLING	I 3302629569 001-040-635	1/03/2017 418.77	418.77	
01-57350	PRASSEL LUMBER COMPANY IN	135960	OUTLET BAR OUTLET BAR	I 822549 001-201-540	12/29/2016 16.64	16.64	
01-57350	PRASSEL LUMBER COMPANY IN	135961	OUTLET BAR FEMALE PLUG CONNECTOR	I 822555 001-201-540 001-201-540	12/29/2016 5.60 6.20	11.80	
01-03116	PRIORITY 1 TECHNOLOGIES	135962	FD-R1, E2 LABOR REPLACE LED ON E2	I 2865 001-160-632 001-160-632	12/27/2016 300.00 100.00	400.00	
01-00137	PTS SOLUTIONS INC	135963	02-15-17 - 02-15-18 MAINTENANC 02-15-17 - 02-15-18 MAINTENANC	I 2017031-MR2 001-100-604	1/10/2017 22,755.00	22,755.00	
01-00381	PUCKETT RENTS	135964	LIFT LIFT DIESEL	I 567862-0001 001-340-637 001-340-637	10/17/2016 1,825.00 166.95	2,200.20	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	*-----INVOICE-----*		
				NUMBER	DATE	AMOUNT
01-00381	PUCKETT RENTS	135964	LIFT	I 567862-0001	10/17/2016	2,200.20
			ENVIRONMENTAL FEE	001-340-637	18.25	
			DELIVERY/PICK UP	001-340-637	190.00	
01-58550	QUALITY CHEMICAL & SUPPLY	135965	CLEANING SUPPLIES	I 175693	12/14/2016	425.20
			SEALER	400-650-510	306.42	
			CLEANER	400-650-510	64.57	
			VALVE	400-650-510	4.95	
			RAYON MOP HEAD	400-650-510	17.90	
			COTTON MOP HEAD	400-650-510	16.16	
			MOP HANDLE	400-650-510	15.20	
01-58550	QUALITY CHEMICAL & SUPPLY	135966	CLEANING SUPPLIES	I 175720	12/15/2016	153.21
			PROCLAIM	400-650-510	153.21	
01-58550	QUALITY CHEMICAL & SUPPLY	135967	CLEANING SUPPLIES	I 175734	12/16/2016	60.55
			CITAION SEALER	400-650-540	51.60	
			MOP HEAD	400-650-540	8.95	
01-59418	RAY, GLENN	135968	JANUARY 10, 2017 MEETING	I 011017	1/10/2017	50.00
			JANUARY 10, 2017 MEETING	001-180-611	50.00	
01-59418	RAY, GLENN	135969	DECEMBER 13, 2016 MEETING	I 121316	12/13/2016	50.00
			DECEMBER 13, 2016 MEETING	001-180-611	50.00	
01-04325	RICHARDSON, JAN M.	135970	JANUARY 9, 2017 MEETING	I 010917	1/09/2017	50.00
			JANUARY 9, 2017 MEETING	001-340-611	50.00	
01-60825	RICK'S PRO TRUCK & AUTO A	135971	UPFIT/P.CRAIG/P349	I 306182	12/20/2016	1,650.00
			PUSHBUMPER	001-100-730	1,650.00	
01-00649	RIDGELAND SERVICE CENTER	135972	SPARE TIRE REPAIR	I 213234	12/22/2016	50.41
			TIRE REPAIR PATCH	001-100-632	36.72	
			TIRE REPAIR VALVE ST	001-100-632	13.69	
01-00649	RIDGELAND SERVICE CENTER	135973	P236/TIRES	I 213292	12/27/2016	333.72
			TIRES	001-100-632	249.72	
			BALANCE	001-100-632	72.00	
			TIRE DISPOSAL FEE	001-100-632	12.00	
01-00649	RIDGELAND SERVICE CENTER	135974	SPARE TIRE REPAIR	I 213299	12/27/2016	18.36
			TIRE REPAIR PATCH	001-100-632	18.36	
01-00649	RIDGELAND SERVICE CENTER	135975	P332 TIRE REPAIR	I 213464	1/03/2017	18.36
			TIRE REPAIR	001-100-632	18.36	
01-61075	RIDGELAND SPECIALTY HARDW	135976	FD-HINGES	I 77143	12/30/2016	26.00
			HINGES	001-160-540	18.00	
			CLIPS	001-160-540	8.00	
01-48825	ROSS, ALEX W	135977	JANUARY 10, 2017 MEETING	I 011017	1/10/2017	50.00
			JANUARY 10, 2017 MEETING	001-180-611	50.00	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	*-----INVOICE-----*		
				NUMBER	DATE	AMOUNT
01-48825	ROSS, ALEX W	135978	DECEMBER 13, 2016 MEETING DECEMBER 13, 2016 MEETING	I 121316 001-180-611	12/13/2016 50.00	50.00
01-01177	SANSOM EQUIPMENT CO	135979	EQUIPMENT PARTS FRONT CURTIAN REA CURTIAN CURTIAN PRESS SLOT RUBBER DEFLECTOR SIDE DEFLECTOR FRONT CURTIAN SEGMENT SET NOZZLE CONNECTOR GROMMET 375 TUBE 500 TUBE FREIGHT	I 49921 001-201-635 001-201-635 001-201-635 001-201-635 001-201-635 001-201-635 001-201-635 001-201-635 001-201-635 001-201-635 001-201-635 001-201-635 001-201-635	12/27/2016 79.28 101.88 179.95 13.88 16.26 20.37 388.50 20.32 43.23 2.19 31.27 29.08 126.93	1,053.14
01-03809	SETCOM CORPORATION	135980	REPAIR COM SYSTEM REPAIR SHIPPING	I 28701 001-100-635 001-100-635	12/12/2016 102.00 13.85	115.85
01-03210	SOUTHERN CONNECTION POLIC	135981	S.LADNIER UNIFORMS LONG SLEEVE SHIRT	I 7347 001-100-535	12/12/2016 99.98	99.98
01-03210	SOUTHERN CONNECTION POLIC	135982	UPFIT/P.CRAIG/P349 FENIEX LIGHT BAR FENIEX T3 WIRING POWER DISTRIBUTION FENIEX LIGHT STICK WINDOW TINT BRACKETS FENIEX PRO SIREN LABOR	I 7403 001-100-730 001-100-730 001-100-730 001-100-730 001-100-730 001-100-730 001-100-730 001-100-730 001-100-730	12/21/2016 598.00 270.00 30.00 40.00 389.00 200.00 40.00 119.00 560.00	2,246.00
01-03210	SOUTHERN CONNECTION POLIC	135983	WOLFE/UNIFORMS CLASS A PANTS CLASS A SS SHIRT	I 7423 001-100-535 001-100-535	12/23/2016 89.98 53.00	142.98
01-03210	SOUTHERN CONNECTION POLIC	135984	D.PRITCHARD D.PRITCHARD	I 7464 001-100-535	1/04/2017 99.00	99.00
01-03627	SOUTHERN TELECOMMUNICATIO	135985	ACCT 2361: 6018538610 ACCT 2361: 6018538610 ACCT 2361: 6018538610 ACCT 2361: 6018538610 ACCT 2361: 6018538610 ACCT 2361: 6018538610 ACCT 2361: 6018538610	I 201701120947 001-020-605 001-040-605 001-100-605 001-160-605 001-180-605 001-201-605 001-340-605	12/29/2016 0.00 70.19 228.76 443.67 0.00 61.13 194.11	1,369.91

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	*-----INVOICE-----*		
				NUMBER	DATE	AMOUNT
01-03627	SOUTHERN TELECOMMUNICATIO	135985	ACCT 2361: 6018538610 ACCT 2361: 6018538610 ACCT 2361: 6018538610	I 201701120947 001-350-605 400-650-605	12/29/2016 158.53 213.52	1,369.91
01-04347	STACY, LEA ANNE	135986	JANUARY 9, 2017 MEETING JANUARY 9, 2017 MEETING	I 010917 001-340-611	1/09/2017 50.00	50.00
01-03608	STALKER RADAR	135987	RADAR UNITS PATROL/SUV DUAL-2 ANTENNA RADAR DASH UNIT MOUNT DASH ANTENNA MOUNT REAR ANTENNA MOUNT	I 298103 005-101-730 005-101-730 005-101-730 005-101-730	11/15/2016 6,380.00 169.60 220.80 131.20	6,901.60
01-03608	STALKER RADAR	135988	RADAR UNITS PATROL/CHARGE DUAL-2 ANTENNA RADAR 15-16 CLAMP MOUNT 12-14 DASH MOUNT UNIVERSAL LOOP MOUNT	I 298426 005-101-730 005-101-730 005-101-730 005-101-730	11/22/2016 17,215.00 332.80 582.40 915.20	19,045.40
01-68250	STATE TREASURER FUND: 337	135989	DEC 2016 ANALYTICAL FEES	I 90057081 001-100-604	12/05/2016 1,680.00	1,680.00
01-68230	STATE TREASURER FUND:2999	135990	NOVEMBER 2016 WAN CIRCUIT CHARGE	I COZJ4ZJ4236878 001-100-604	11/30/2016 224.00	224.00
01-68230	STATE TREASURER FUND:2999	135991	DECEMBER 2016 WAN CIRCUIT CHARGE	I COZJ4ZJ4237200 001-100-604	12/31/2016 224.00	224.00
01-68950	SUBER, CONNIE	135992	JANURY 10, 2017 MEETING JANURY 10, 2017 MEETING	I 011017 001-180-611	1/10/2017 50.00	50.00
01-68950	SUBER, CONNIE	135993	DECEMBER 13, 2016 MEETING DECEMBER 13, 2016 MEETING	I 121316 001-180-611	12/13/2016 50.00	50.00
01-69155	SUNBELT FIRE APPARATUS IN	135994	FD-LEATHER FRONT LEATHER FRONT FREIGHT	I 30183 001-160-536 001-160-536	12/30/2016 35.00 10.00	45.00
01-02274	TCS WARE INC	135995	DEC 2016 DEC 2016	I 150814 001-100-635	11/30/2016 4,865.00	4,865.00
01-03419	THINKWEBSTORE.COM	135996	DECEMBER, '16 ENEWSLETTER DECEMBER, '16 ENEWSLETTER	I 4704 001-093-604	12/06/2016 60.00	60.00
01-03419	THINKWEBSTORE.COM	135997	JANUARY, 2017 ENEWSLETTER JANUARY, 2017 ENEWSLETTER	I 4713 001-093-604	1/03/2017 60.00	60.00
01-03419	THINKWEBSTORE.COM	135998	EBLAST - RECYCLING EBLAST - RECYCLING	I 4714 001-093-604	1/03/2017 60.00	60.00
01-03419	THINKWEBSTORE.COM	135999	JANUARY 2017 JANUARY 2017	I 4730 001-093-604	1/04/2017 800.00	800.00

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	*-----INVOICE-----*		
				NUMBER	DATE	AMOUNT
01-02134	TONY'S TIRE & AUTOMOTIVE	136000	P293	I 205811	12/30/2016	1,042.94
			AC CONDENSER	001-100-632	632.48	
			EVAC/RECHARGE	001-100-632	92.50	
			FREON	001-100-632	65.11	
			PAG/OLI 134	001-100-632	43.10	
			TRANS FLUID	001-100-632	64.15	
			LABOR	001-100-632	145.60	
01-02134	TONY'S TIRE & AUTOMOTIVE	136001	P307 FUEL PUMPS REPAIR	I 205816	1/03/2017	889.02
			PRIMARY FUEL PUMP	001-100-632	384.52	
			SENDING FUEL PUMP	001-100-632	292.00	
			LABOR	001-100-632	212.50	
01-04418	TRANSUNION RISK AND ALTER	136002	ACCT 44061:12-01-16 - 12-31-16	I 201701120948	12/31/2016	208.00
			ACCT 44061:12-01-16 - 12-31-16	001-100-604	208.00	
01-03622	TRI-TECH FORENSICS, INC	136003	INTOXILLIZER MOUTHPIECES	I 139966	12/13/2016	120.10
			INTOXILLIZER MOUTHPIECES	001-100-540	108.00	
			SHIPPING	001-100-540	12.10	
01-02393	TYLER TECHNOLOGIES	136004	TRANSACTION FEES BILLING	I 025-177857	12/31/2016	2,729.00
			TRANSACTION FEES BILLING	400-650-604	2,729.00	
01-02393	TYLER TECHNOLOGIES	136005	UTILITY BILLING	I 025-178025	12/31/2016	133.30
			UTILITY BILLING	400-650-604	133.30	
01-04835	U A NORTH PARK 10	136006	OVERPYMT OF PRIVILEGE LICENSE	I 201701120949	12/27/2016	300.00
			OVERPYMT OF PRIVILEGE LICENSE	001-000-351	300.00	
01-03890	U.S. BANK EQUIPMENT FINAN	136007	797947: CITY HALL	I 320995848	12/29/2016	1,825.92
			797947: CITY HALL	001-040-635	248.70	
			797947: CITY HALL	001-020-635	182.60	
			797947: CITY HALL	400-650-635	182.60	
			797947: CITY HALL	001-180-635	199.32	
			797947: CITY HALL	001-340-635	166.10	
			797947: CITY HALL	001-100-635	630.80	
			797947: CITY HALL	001-010-635	215.80	
01-03890	U.S. BANK EQUIPMENT FINAN	136008	797947: FIRE DEPT	I 321276420	12/31/2016	530.28
			797947: FIRE DEPT	001-160-635	530.28	
01-00544	U.S. LAWNS OF JACKSON	136009	JANUARY 2017	I 35680	1/01/2017	499.00
			LANDSCAPE MAINTENANC	001-100-604	499.00	
01-00544	U.S. LAWNS OF JACKSON	136010	MOINTHLY MAINTENANCE	I 35741	1/01/2017	8,165.84
			MOINTHLY MAINTENANCE	001-340-604	8,165.84	
01-00544	U.S. LAWNS OF JACKSON	136011	SPILLWAY, CEMETERY	I 35742	1/01/2017	200.00
			CITY SIGN CTY LINE	001-201-604	200.00	
01-00544	U.S. LAWNS OF JACKSON	136012	HARBOR DRIVE	I 35743	1/01/2017	1,017.18

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	*-----INVOICE-----*		
				NUMBER	DATE	AMOUNT
01-00544	U.S. LAWNS OF JACKSON	136012	HARBOR DRIVE HARBOR DRIVE	I 35743 001-201-604	1/01/2017 1,017.18	1,017.18
01-00544	U.S. LAWNS OF JACKSON	136013	SPILLWAY, CEMETERY JESAMINE CEMETERY SPILLWAY ROAD	I 35744 001-201-604 001-201-604	1/01/2017 1,100.00 2,499.00	3,599.00
01-00544	U.S. LAWNS OF JACKSON	136014	COUNTY LINE ROAD COUNTY LINE ROAD	I 35745 001-201-604	1/01/2017 3,778.50	3,778.50
01-00544	U.S. LAWNS OF JACKSON	136015	LAKE HARBOUR/NORTHPARK DR LAKE HARBOUR/NORTHPARK DR	I 35746 001-201-604	1/01/2017 964.41	964.41
01-00544	U.S. LAWNS OF JACKSON	136016	JACKSON STREET PARKING LOT JACKSON STREET PARKING LOT	I 35747 001-201-604	1/01/2017 825.33	825.33
01-00544	U.S. LAWNS OF JACKSON	136017	I-55 INTERCHANGE I-55 INTERCHANGE	I 35748 001-201-604	1/01/2017 7,897.91	7,897.91
01-03710	UNION AUTO PARTS	136018	P286/FREON FREON	I 808566-00 001-100-632	12/07/2016 109.00	109.00
01-03710	UNION AUTO PARTS	136019	TRUCK PARTS STARTER CORE CHARGE CREDIT - RETURN DIRTY COR	I 816703-00 001-201-632 001-201-632 001-201-632	12/20/2016 299.86 100.00 100.00CR	299.86
01-03710	UNION AUTO PARTS	136020	TRUCK PARTS RADIATOR GLOW PLUGS RH HARNESS LH HARNESS	I 821771-00 001-201-632 001-201-632 001-201-632 001-201-632	12/27/2016 369.69 76.24 50.23 44.96	541.12
01-03710	UNION AUTO PARTS	136021	TRUCK PARTS BRAKE LINE	I 822465-00 001-201-632	12/28/2016 49.98	49.98
01-03710	UNION AUTO PARTS	136022	P298 POWER STERRING PUMP CONTROL ARMS IMPLIED CORE DIRTY CORE	I 822889-00 001-100-632 001-100-632 001-100-632 001-100-632	12/28/2016 746.66 206.66 50.00 50.00CR	953.32
01-03710	UNION AUTO PARTS	136023	P292/STOCK CONTROL ARMS	I 822893-00 001-100-632	12/28/2016 413.32	413.32
01-03710	UNION AUTO PARTS	136024	P292/STOCK LOWER CONTROL ARMS	I 823517-00 001-100-632	12/29/2016 433.76	433.76
01-03710	UNION AUTO PARTS	136025	P321/BRAKES FRONT BRAKE PADS FRONT ROTORS REAR BRAKE PADS	I 827100-00 001-100-632 001-100-632 001-100-632	1/04/2017 129.00 146.00 54.00	465.00

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	*-----INVOICE-----*	AMOUNT	CONT
01-03710	UNION AUTO PARTS	136025	P321/BRAKES REAR ROTORS	I 827100-00 001-100-632	1/04/2017 136.00	465.00
01-01663	UTILITY SERVICE CO, INC	136026	OLD CANTON TANK OLD CANTON TANK	I 412032 001-201-604	1/01/2017 6,493.20	6,493.20
01-01663	UTILITY SERVICE CO, INC	136027	NATCHEZ TRACE TANK NATCHEZ TRACE TANK	I 412034 001-201-604	1/01/2017 3,676.17	3,676.17
01-01663	UTILITY SERVICE CO, INC	136028	HARDY ROAD TANK HARDY ROAD TANK	I 412035 001-201-604	1/01/2017 2,561.37	2,561.37
01-01546	VENABLE GLASS SERVICES	136029	WINDSHIELD REPAIR WINDSHIELD REPAIR	I 1-208084 001-100-632	12/02/2016 25.00	25.00
01-01546	VENABLE GLASS SERVICES	136030	WINDSHIELD REPAIR WINDSHIELD REPAIR	I 1-208281 001-100-632	12/08/2016 25.00	25.00
01-01546	VENABLE GLASS SERVICES	136031	WINDSHIELD REPAIR WINDSHIELD REPAIR	I 1-209084 001-100-632	12/27/2016 30.00	30.00
01-75100	WAGGONER ENGINEERING, INC	136032	PROJECT# C007067.000 PROJECT# C007067.000 PROJECT# C007067.000	I 33090 001-094-600 001-201-600	12/08/2016 2,229.80 3,351.15	5,580.95
01-75450	WALMART	136033	VELCRO TAPE VELCRO TAPE	I 01504A 001-100-540	12/27/2016 19.97	19.97
01-75450	WALMART	136034	CALENDAR PLANNER, TAPE TAPE 10 PK PLANNER PLANNER	I 01906 001-201-500 400-650-500 404-650-500	1/04/2017 14.97 59.68 14.92	89.57
01-75450	WALMART	136035	CALENDAR PLANNER, TAPE PLANNER	I 01914 001-201-500	1/04/2017 89.52	89.52
01-75450	WALMART	136036	M. PENN/LEDGER DAILY LEDGER	I 02100 001-100-500	1/04/2017 10.97	10.97
01-75450	WALMART	136037	TV AND MOUNT 43" LG TV WALL MOUNT	I 02548 001-100-540 001-100-540	12/06/2016 268.00 49.96	317.96
01-75450	WALMART	136038	JANITORIAL SUPPLIES HAND SANITIZER GLADE SPRAY DISINFECTANT SPRAY CLOROX SPRAY FEBREEZE 2PK PINESOL PINESOL VINYL GLOVES	I 03485A 001-100-510 001-100-510 001-100-510 001-100-510 001-100-510 001-100-510 001-100-510 001-100-510	1/06/2017 15.88 9.70 7.86 2.88 19.76 11.88 5.76 17.84	152.76

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	*-----INVOICE-----*		
				NUMBER	DATE	AMOUNT
01-75450	WALMART	136038	JANITORIAL SUPPLIES	I 03485A	1/06/2017	152.76
			CLOROX WIPES 4PK	001-100-510	24.94	
			BLEACH	001-100-510	10.40	
			WET MOP	001-100-510	13.98	
			DE-ICER	001-100-632	11.88	
01-75450	WALMART	136039	CEDAR CHIPS	I 03759	12/07/2016	15.56
			CEDAR CHIPS	001-100-540	15.56	
01-75450	WALMART	136040	CID SUPPLIES	I 05604	12/30/2016	59.44
			DISC SLEEVES	001-100-540	23.52	
			DRY BOX	001-100-540	35.92	
01-75450	WALMART	136041	SUPPLIES	I 07166A	12/21/2016	129.91
			STORAGE BAGS	001-201-540	17.36	
			LYSOL	001-201-540	19.66	
			COFFEE	001-201-540	13.86	
			CREAMER	001-201-540	17.25	
			SUGAR	001-201-540	3.96	
			GORILLA TAPE	001-201-540	33.88	
			SIZE D BATTERY	001-201-540	23.94	
01-75450	WALMART	136042	FD- SUPPLIES	I 07359C	12/28/2016	111.58
			BOX	001-160-540	2.47	
			TIRE FOAM	001-160-540	21.42	
			BINDER	001-160-540	2.64	
			PACKING TAPE	001-160-540	16.97	
			PACKING TAPE	001-160-540	4.97	
			MASHER	001-160-540	5.46	
			WATER	001-160-540	9.96	
			SPRAYER	001-160-540	6.92	
			FOOD STORAGE CONTAIN	001-160-540	19.97	
			FIRE ANT KILLER	001-160-540	17.86	
			RUBBERMAID CONTAINER	001-160-540	2.94	
01-75900	WASTE MANAGEMENT OF MS	136043	DECEMBER 2016 SERVICES	I 0007201-1894-2	1/04/2017	112,757.77
			DECEMBER 2016 SERVICES	003-220-682	80,242.44	
			DECEMBER 2016 SERVICES	003-220-683	32,515.33	
01-76200	WATSON QUALITY FORD	136044	P344/DOOR TRIM	I 74065FOW	12/02/2016	18.39
			DOOR TRIM	001-100-632	18.39	
01-04506	WELLS MARBLE & HURST PLLC	136045	2014 ZONING ORDINANCE MATTERS	I 106894	12/30/2016	44,619.50
			2014 ZONING ORDINANCE MATTERS	001-180-601	44,619.50	
01-01453	WILLIAMS EQUIPMENT & SUPP	136046	26" CONCRETE SAW BLADE	I S-3245676	11/07/2016	535.00
			26" CONCRETE SAW BLADE	001-201-635	535.00	
01-01453	WILLIAMS EQUIPMENT & SUPP	136047	26" CONCRETE SAW BLADE	I S-3258217	12/16/2016	535.00
			26" CONCRETE SAW BLADE	001-201-635	535.00	
01-01632	YAHOO! INC	136048	SUBPOENOA FEES	I 201612300866	12/09/2016	40.00

VENDOR		DOCKET		*-----INVOICE-----*			
NUMBER	NAME	NUMBER	COMMENT	NUMBER	DATE	AMOUNT	
01-01632	YAHOO! INC	136048	SUBPOENOA FEES SUBPOENOA FEES	I 201612300866 001-100-604	12/09/2016 40.00	40.00	CONT
01-02983	YELVERTON CONSULTING, LLC	136049	JANUARY 2017 FEE JANUARY 2017 FEE	I 201701120960 001-020-604	12/28/2016 3,000.00	3,000.00	
						TOTAL =	669,464.24

FUND TOTALS		
FUND	NAME	TOTAL
001	GENERAL FUND	240,542.18
003	SANITATION	112,757.77
005	COURT SERVICES FEE FUND	25,947.00
218	COLONY PARK TIF BOND	1,940.00
400	PUBLIC UTILITIES FUND	54,118.49
404	EMCRS OPERATION & MAINT	1,026.52
474	SAMUELS LANE WATER WELL	233,132.28
TOTALS FOR ALL FUNDS =		669,464.24

12/30/2016 12:30 PM

A / P CHECK REGISTER

PAGE: 1

PACKET: 15228 Regular Payments

VENDOR SET: 01

**** CHECK LISTING ****

BANK : PYBK PAYROLL RELATED DISB

December 2016 month End

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00027	MISS DEPT OF HUMAN SERVICE							
	I-C05201612060708	VARIOUS CHILD SUPP MONTHLY	R	12/30/2016		161.50CR	127878	
	I-C05201612200793	VARIOUS CHILD SUPP MONTHLY	R	12/30/2016		161.50CR	127878	323.00

PACKET: 15228 Regular Payments

VENDOR SET: 01

*** DRAFT/OTHER LISTING ***

BANK : PYBK PAYROLL RELATED DISB

VENDOR	NAME / I.D.	DESC	ITEM TYPE	ITEM DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT
00010	STATE TAX COMMISSION							
	I-T2 201612060708	STATE TAX WITHHOLDING	D	12/30/2016		13,096.00CR	000053	
	I-T2 201612200793	STATE TAX WITHHOLDING	D	12/30/2016		13,189.00CR	000053	26,285.00
00011	GOVT EMPL DEFERRED COMP P							
	I-ANN201612060708	ANNUITY	D	12/30/2016		805.00CR	000054	
	I-ANN201612200793	ANNUITY	D	12/30/2016		1,905.00CR	000054	2,710.00
00029	CITY OF RIDGELAND PAYROLL							
	I-RET201612060708	RETIREMENT	D	12/30/2016		109,980.54CR	000055	
	I-RET201612200793	RETIREMENT	D	12/30/2016		111,664.98CR	000055	221,645.52

* * T O T A L S * *

	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	1	0.00	323.00	323.00
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	3	0.00	250,640.52	250,640.52
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00

REGISTER TOTALS:	4	0.00	250,963.52	250,963.52
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TOTAL ERRORS: 0

TOTAL WARNINGS: 0

PACKET: 15228 Regular Payments

VENDOR SET: 01

BANK : PYBK PAYROLL RELATED DISB

*** DRAFT/OTHER LISTING ***

VENDOR	NAME / I.D.	DESC	ITEM TYPE	ITEM DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT
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** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
001	12/2016	223,063.65CR
005	12/2016	4,378.78CR
400	12/2016	22,316.34CR
404	12/2016	1,204.75CR
ALL		250,963.52CR

DEPT: ALL

PAYROLL NO#: 01

PAY PERIOD BEGINNING: 12/16/2016

PAY PERIOD ENDING: 12/29/2016

January 6, 2017 payroll

*** GRAND TOTALS ***

-----EARNINGS-----			----BENF/REIMB----		-----DEDUCTIONS-----				-----TAXES-----			
DESC	HRS	AMOUNT	DESC	AMOUNT	CD	ABBV	EMPLOYEE	EMPLOYER	DESC	TAXABLE	EMPLOYEE	EMPLOYER
SAL	860.00	34,153.20	VEH	174.00	AFA	AFACC	956.12		FED W/H	387,046.52	41,096.91	
SMON	0.00	9,176.42			AFC	AFCAN	925.73		ST WH MS	387,046.52	13,086.00	
REG	17,019.75	288,184.34			AFD	AFSHO	315.56		FICA	427,773.51	26,521.99	26521.99
R/O	47.00	821.14			AFH	AFHOS	475.23		MEDI	427,773.51	6,202.83	6202.83
O/T	120.00	2,753.06			AFS	AFSPE	240.16					
CE	25.50	0.00			ANN	ANUTY	805.00					
CMPRG	4.50	0.00			B16	BKRUP	135.50					
COMP	13.75	187.33			C16	CHSUP	81.00					
SICK	338.75	5,994.26			C18	CHSUP	159.50					
VAC	1,410.25	31,599.67			C19	CHSUP	130.50					
HOL	3,471.00	73,453.30			C32	CHSUP	225.00					
HOLB	2,462.00	0.00			C33	CHSUP	25.00					
PARAM	0.00	923.08			C39	CHSUP	152.50					
SHIFT	0.00	600.00			C42	CHSUP	147.50					
TRAFF	0.00	200.20			C43	CHSUP	110.00					
TASKF	7.00	183.54			C49	CHSUP	62.50					
FUGTF	12.00	314.64			C54	CHSUP	86.50					
					C56	CHSUP	130.00					
					C57	CHSUP	75.00					
					C58	CHSUP	200.00					
					C59	CHSUP	285.25					
					C60	CHSUP	210.50					
					CAF	ADMFE	122.25	143.44				
					CCF	CANCF	48.74					
					CHC	CHCAR	933.16					
					CO5	CHSUP	161.50					
					CRU	CRUN	5896.50					
					D10	GARNI	328.14					
					D15	GARNI	158.51					
					D39	GARNI	293.63					
					D40	GARNI	266.26					
					D41	GARNI	28.95					
					D42	GARNI	20.28					
					D43	GARNI	227.38					
					D44	GARNI	173.04					
					DCF	DENCF	2085.80	1210.88				
					DEN	DENTL		2280.96				
					HCF	HTHCF	12802.38	13918.32				
					HLT	HELTH		33829.25				
					HRF	HRF	170.12	279.65				
					LIF	LIFE	57.27	1309.10				
					PBA	POBEN	211.50					

DEPT: ALL

PAYROLL NO#: 01

PAY PERIOD BEGINNING: 12/16/2016

PAY PERIOD ENDING: 12/29/2016

** (CONTINUED) **

DATE	ORG	FN	ACCOUNT	CODE/RATE	HOURLY RATE	HOURS	AMOUNT	PROJECT
					RET RET	39921.99	69863.52	
					UNR UNREM	2595.26		
TOTALS: 25,791.50 448,544.18				174.00		72436.71	122835.12	86,907.73 32724.82

-----DEPARTMENT RECAP-----

DEPT NO#	GROSS	REGULAR	OVERTIME	LEAVE	OTHER	BENEFITS	DEDUCTIONS	TAXES	NET
001-010	13,439.17	11,285.93	0.00	2,153.24	0.00	0.00	1,473.99	2,332.66	9,632.52
001-020	5,972.46	5,503.34	0.00	469.12	0.00	0.00	863.32	1,315.95	3,793.19
001-040	20,171.85	14,899.49	0.00	5,272.36	0.00	0.00	3,303.23	3,798.20	13,070.42
001-092	1,241.60	985.52	0.00	256.08	0.00	0.00	323.06	151.63	766.91
001-093	2,189.64	1,542.00	0.00	647.64	0.00	0.00	214.49	437.68	1,537.47
001-100	142,384.60	111,476.71	2,357.69	27,251.82	1,298.38	0.00	21,127.04	27,538.08	93,719.48
001-160	112,021.80	86,657.04	0.00	24,441.68	923.08	0.00	20,351.05	22,730.49	68,940.26
001-180	23,444.80	16,786.80	0.00	6,658.00	0.00	0.00	4,429.20	4,628.38	14,387.22
001-201	46,589.14	29,468.59	0.00	17,018.55	0.00	102.00	7,638.04	8,206.04	30,643.06
001-340	30,221.55	21,134.14	0.00	9,087.41	0.00	0.00	3,762.18	6,139.55	20,319.82
005-101	7,844.00	5,364.40	0.00	2,479.60	0.00	0.00	1,407.14	1,514.84	4,922.02
400-650	40,915.97	24,961.90	395.37	14,665.56	821.14	72.00	7,175.94	7,865.41	25,802.62
404-650	2,281.60	1,448.10	0.00	833.50	0.00	0.00	368.03	248.82	1,664.75
TOTALS	448,718.18	331,513.96	2,753.06	111,234.56	3,042.60	174.00	72,436.71	86,907.73	289,199.74

REGULAR INPUT: 270

MANUAL INPUT: 0

CHECK STUB COUNT: 0

DIRECT DEPOSIT STUB COUNT: 270